

51 Oak Drive, Dursley, GL11 4DX

Price guide

£215,000



Spacious semi-detached house, backing onto green space, entrance hall, lounge/dining room, kitchen, cloakroom/WC, three first floor bedrooms, bathroom, integral store/workshop, garden, extensive double glazing, electric warm air heating, virtual viewing available, no onward chain, energy rating E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

51 Oak Drive, Dursley, GL11 4DX

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continue passing the Fire Station on the right hand side and at the next roundabout turn right into St Georges Road and straight over the next roundabout. Follow the road through St Georges Road turning right into Oak Drive. Follow the road towards the cul de sac and No 51 is on the left.

SITUATION

Oak Drive is situated in the Kingshill area of Dursley and within walking distance is a range of local shops including: Lidl supermarket, hairdressers and takeaways. Also within a short walk is Rednock comprehensive school and Dursley town centre is approximately three quarters of a mile distance and offers a wider range of shopping facilities along with Sainsbury's supermarket, recreational facilities including swimming pool, sports hall and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DESCRIPTION

The property was constructed approximately fifty years ago as local authority housing and has been in private ownership for a number of years. The property is set in a good sized plot with pedestrian access, steps lead to the front door and onto entrance hall with cloakroom/WC, there is a good sized through living room which is dual aspect with windows to front and rear, and kitchen. On the first floor there are three bedrooms; two double and good sized single along with bathroom. The property benefits from electric warm air heating and backs onto green space. This property is offered to the market with no onward chain.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALL

Having double glazed front door and stairs to first floor.

CLOAKROOM

Having wash hand basin, WC and double glazed window to side.

LIVING ROOM 5.92m x 3.33m (19'5" x 10'11")

A pleasant through room having double glazed windows to front and rear.

KITCHEN 3.7m x 2.7m (12'2" x 8'10")

Having a range of wall and base units, laminated work surfaces over, stainless steel single drainer sink unit, plumbing for washing machine, cooker hood, double glazed window to rear and double glazed door to side, electric warm air boiler supplying heating.

ON THE FIRST FLOOR

LANDING

Having access to loft space.

BEDROOM ONE 3.38m x 3.05m (11'1" x 10'0")

Having double glazed window to front.

BEDROOM TWO 3.04m x 2.73m (10'0" x 8'11")

Having double glazed windows to front and over stairs storage cupboard.

BEDROOM THREE 2.87m x 2.37m (9'5" x 7'9")

Having double glazed window to rear.

BATHROOM

Having wash hand basin, WC, panelled bath, double glazed window.

EXTERNALLY

The open plan front garden has step leading to the front door and pathway to the side of the property where there can be found built-in STORE/WORKSHOP (1.98m x 1.79m) and gravelled patio area, the path continues to the rear garden which is laid to lawn with hedging and backs onto green space.

AGENT'S NOTES

All mains electricity, water and drainage are believed to be connected.

Electric warm air heating.

Council Tax Band B £1,636.47 (payable).

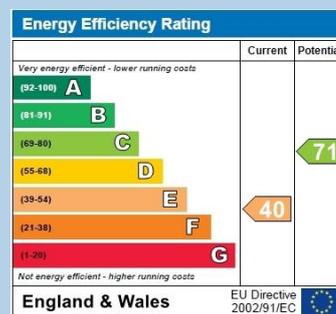
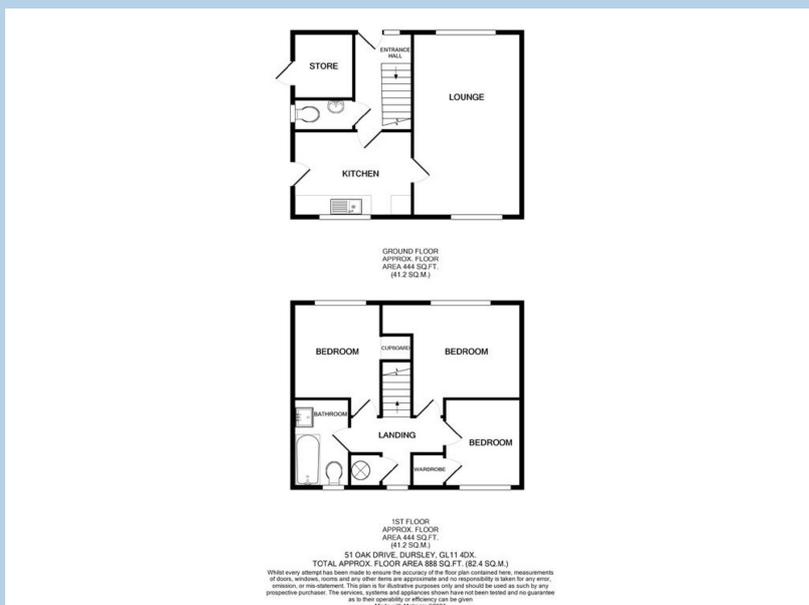
Tenure: Freehold

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.