

44 Upper Poole Road, Dursley,  
GL11 4LE

Asking price

**£270,000**



Three bedroom semi detached house situated on excellent size plot close to town centre. Having lounge, dining room, kitchen, cloakroom, family bathroom, three double bedrooms and additional shower room, ample off street parking, good size gardens, gas central heating, energy rating D

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# 44 Upper Poole Road, Dursley, GL11 4LE

## SITUATION

The property occupies a larger than average plot position within Upper Poole Road which is within walking distance of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall, library and Sainsbury's supermarket. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling can be found at Rednock School. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made 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.

## DIRECTIONS

From Dursley town centre proceed out of town through Silver Street on the A4135 and at the end of the rank of shops turn right into Henlow Drive. Continue up the incline to the mini roundabout, turn left into Upper Poole Road and number 44 can be found on the right hand side at the end of the road.

## DESCRIPTION

Situated in easy reach of Dursley town centre the property sits comfortably on a larger than average size plot, offering extensive off street parking and gardens with views across the escarpment. The property boasts some of its original features, such as wrought iron fireplaces and picture rails. The property as a whole offers: entrance hallway, dining/family room, good size lounge leading to a modern kitchen, cloakroom and separate ground floor bathroom. On the first floor, three double bedrooms and an additional shower room can be found. Externally the property offers ample off street parking, large laid to lawn area, side and rear patio areas with feature pond and summer house, with views across Stinchcombe hill woods. The property must be seen to be fully appreciated.

## 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 HALLWAY

Having upvc partially glazed door leading to the hallway with stairs to first floor, under stairs cupboard and radiator.

## DINING / FAMILY ROOM 3.48m X 3.36m (11'5" X 11'0")

Having double glazed window to the front, chimney breast with feature fireplace with stone surround and mantel over, picture rail and radiator.

## LOUNGE 5.10m narrowing to 4.06m X 3.43m Maximum (16'9" narrowing to 13'4" X 11'3" Maximum)

Double glazed window to side, radiator and wooden feature fireplace with wood burning stove and stone hearth. This inviting space offers a cosy feel and leads through to:

## KITCHEN 3.00m X 2.51m (9'10" X 8'3")

Having high gloss wall and base units giving a modern twist with worktops over, black sink with drainer, space for fridge freezer and freestanding cooker with extractor over, plumbing for washing machine and dishwasher, double glazed window to rear and skylight providing ample light, a inner hallway leads to the rear door giving access to the garden

## CLOAKROOM

With window to side, radiator and white wash hand basin and wc.

## BATHROOM

Fully tiled throughout with double glazed window to rear, bath, vanity wash basin with storage under, and radiator.

## ON THE FIRST FLOOR

## LANDING

With double glazed window to side offering views, airing cupboard housing approximately 2 year old Worcester boiler and hatch giving loft access.

## BEDROOM ONE 3.50m X 3.35m (11'6" X 11'0")

Spacious double room with radiator, wrought iron fireplace with grate, and double glazed window to front offering views.

## BEDROOM TWO 3.29m Maximum X 2.64m (10'10" Maximum X 8'8")

With feature fireplace, radiator and double glazed window to rear offering views across Stinchcombe hill.

## BEDROOM THREE 2.35m X 2.26m (7'9" X 7'5")

Having radiator and double glazed window to rear with views.

## EXTERNALLY

To the front of the property a large driveway can be found offering ample off street parking, large lawned area edged by hedgerow and a concrete pathway leading to the front of the property. To the rear a patio courtyard offers views towards Stinchcombe Hill woods and beyond, steps lead down to a large raised deck area ideal of entertaining with feature pond, leading to a summer house and block paved area and privacy fencing.

## AGENT NOTES

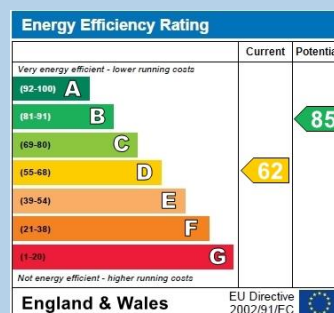
All mains services are believed to be connected.

Gas fired radiator central heating.

Council Tax Band: 'B' (£1,636.47 payable)

## 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.



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