

24a Second Avenue, Dursley,
GL11 4PE

Asking price

£107,500



Well presented and spacious ground floor apartment with no onward chain - off street parking - front and rear gardens - updated shower room - updated fitted kitchen (2021) - double bedroom - ample storage - gas central heating - short distance to Dursley town centre - energy rating: D

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SITUATION

The property is within walking distance of the town centre which offers a range of facilities including supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Also, within walking distance is Dursley primary school along with Co-operative mini market in the nearby Rosebery Road. Dursley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network and the Cam and Dursley railway station bring Gloucester and Bristol within twenty minutes and thirty minutes rail travel respectively.

DIRECTIONS

If travelling from Dursley town centre proceed in a south easterly direction out of town on the A4135 to the mini roundabout taking the first exit signposted Stroud and Uley on the B4066, continue taking the second turning on the right onto Highfields Approach and follow the road as it bears round to the left and proceed straight onto Second Avenue and the property will be located after 100 meters on the left hand side.

DESCRIPTION

This ex-local authority ground floor apartment was built in the 1960s and offers spacious accommodation. The maisonette is laid out on one floor and comprises entrance hall, good sized living room, fitted kitchen, double bedroom and shower room. The property benefits from gas central heating, double glazing, front and rear garden and off street parking and would be ideal for a 'buy-to-let' investment. There is a 125 year lease which commenced in 2005 and the flat is subject to an annual ground rent. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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 HALLWAY

Wooden front door, three storage cupboards, radiator.

KITCHEN 2.97m x 2.40m (9'9" x 7'10")

Modern fitted kitchen with base and wall units, roll top laminate work surface over, electric oven and hob with hood over, space and plumbing for washing machine, stainless steel sink and drainer, space for tall standing fridge freezer, gas boiler, double glazed window and door to garden.

LIVING ROOM 4.20m x 3.34m (13'9" x 10'11")

Double glazed window to front, radiator.

BEDROOM 3.63m x 3.29m (11'11" x 10'10")

Double glazed window to rear, radiator.

SHOWER ROOM

Walk-in shower with mixer, combination low level wc and wash hand basin, double glazed window to rear, heated towel rail.

EXTERNALLY

To the rear of the property there is a garden area to the right hand side which owned by the property and is laid to lawn. There is side access leading to the front of the property which has storage cupboard, further laid to lawn garden and driveway parking for one vehicle (right hand side parking space).

AGENTS NOTE

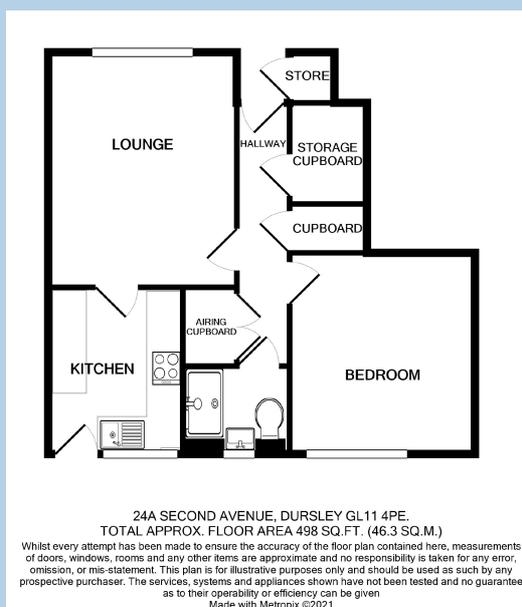
Tenure: Leasehold 125 year Lease commenced January 2005. There is a service charge of £43.13 Per 6 months which is inclusive of ground rent and buildings insurance. Council Tax Band A (£1,402.69 payable). All mains services are believed to be connected. Energy Rating D

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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