

19a Weavers Close, Dursley,
GL11 4LR

Asking price

£200,000



ELEVATED POSITION WITH FAR REACHING VIEWS
PLEASANTLY SITUATED TWO BEDROOM MID TERRACE HOUSE
PARKING FOR TWO CARS - FULLY ENCLOSED REAR GARDEN WITH GLORIOUS VIEWS
ENTRANCE PORCH - LIVING ROOM - KITCHEN/BREAKFAST ROOM - TWO FIRST FLOOR
BEDROOMS - BATHROOM - UPDATED DOUBLE GLAZING - GAS CENTRAL HEATING -
ENERGY RATING C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

19a Weavers Close, Dursley, GL11 4LR

SITUATION

The property occupies an elevated position with glorious views from the rear in Weavers Close, which is within a short walk of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall, library and Sainsburys supermarket. There are 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.

DIRECTIONS

From Dursley town centre proceed out of town through Silver Street and at the end of the rank of shops turn right into Henlow Drive and continue up the incline to the mini roundabout bearing right and then immediately left. Continue through Union Street turning left into Weavers Close and bearing right up the incline and number 19a can be found on the right hand side towards the head of the cul de sac.

DESCRIPTION

The property was constructed approximately 30 years ago by Persimmon Homes. The property offers larger than average accommodation for its type having entrance hall, living room, kitchen/breakfast room, double and single bedrooms and bathroom. There is an attractive terraced garden with outstanding views with rear pedestrian access leading to parking space. The property benefits from gas central heating and updated double glazed windows.

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 leading to:

LIVING ROOM 4.88m x 4.00m (16'0" x 13'1")

Having radiator, double glazed window to front and stairs to first floor.

KITCHEN/BREAKFAST ROOM 3.99m x 2.54m (13'1" x 8'4")

Having a range of wall and base units with laminated round edge work surfaces over incorporating inset stainless steel single drainer sink unit, inset hob, built-in oven, breakfast bar, plumbing for automatic washing machine,

double glazed window, radiator, double glazed door to rear and wall mounted Vaillant boiler supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

Giving access to:

LANDING

BEDROOM ONE 3.98m x 3.89m (13'1" x 12'9")

Having double glazed window and radiator.

BEDROOM TWO 2.62m x 2.04m (8'7" x 6'8")

Having double glazed window with superb views, radiator and built-in cupboard, access to insulated and part boarded loft.

BATHROOM

Having white suite comprising panelled bath with mixer shower taps over, pedestal wash-hand basin, low level wc, extensively tiled walls, double glazed window and stainless steel ladder towel rail.

EXTERNALLY

To the front of the property there is a shallow area of front garden which is laid to lawn with pedestrian access to front door. There is a parking space to the side/rear of the property for two cars with rear pedestrian access leading to the garden which is pleasantly terraced with a variety of shrubs and plants and has a patio area which takes advantage of the outstanding views throughout the valley towards the escarpment beyond.

AGENTS NOTE

Tenure: Freehold

All mains services are believed to be connected

Council Tax Band: 'A' (£1,303.26 payable)

DECLARATION

In accordance with the 1978 Estate Agents Act, we are obliged to inform you that the property is owned by a family member of the Bennett Jones Partnership Staff.

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.



TOTAL APPROX. FLOOR AREA 764 SQ. FT (71 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix 10/2020

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating				
This energy efficient - lower rating costs	Current	Potential	This environmentally friendly - lower CO ₂ emissions	Current	Potential		
100-125 kWh/m ² A			100-125 g/kWh A				
126-150 kWh/m ² B			126-150 g/kWh B				
151-175 kWh/m ² C			151-175 g/kWh C	76	76		
176-200 kWh/m ² D			176-200 g/kWh D				
201-225 kWh/m ² E			201-225 g/kWh E				
226-250 kWh/m ² F			226-250 g/kWh F				
251-300 kWh/m ² G			251-300 g/kWh G				
England & Wales	EJ Drexler 2002/1/EC	75	75	England & Wales	EJ Drexler 2002/1/EC	76	76

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.