



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	76	84
55-68	D		
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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30 Upper Poole Road,
Dursley, GL11 4LE

Asking price
£330,000



Immaculately presented and extended end terrace house, set in good sized garden, entrance hall, living room, separate dining room, fitted kitchen, utility/shower room, three first floor bedrooms, family bathroom, large immaculately presented mature garden, solar panels, parking, energy rating: C

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SITUATION

This property occupies an elevated position in 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 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 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.

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 turning left into Upper Poole Road and No. 30 can be found after approximately 100 metres on the right hand side.

DESCRIPTION

The current owners have lived in the property for some thirty years and have lovingly upgraded and extended the accommodation and the gardens, which are all immaculately presented. To the front of the property there is a paved parking area. The extended entrance hall gives access to the bay fronted living room, which in turn leads to the spacious dining room and onto the extended kitchen, which has a good range of modern units. This in turn gives access to a utility/shower room with second wc. On the first floor there are three bedrooms and family bathroom. The gardens are a particular of the property and have been landscaped to a high standard with 'separate' rooms with seating areas, more formal areas and kitchen garden with raised borders. 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 HALL

Having stairs to first floor, under stairs storage cupboard, double glazed window to front, double glazed front door and radiator.

LIVING ROOM 4.01m widening to 4.69m x 3.74m (13'2" widening to 15'5" x 12'3")

Having double radiator, double glazed bay window to front and gas fire with fire surround.

DINING ROOM 5.5m x 2.56m (18'1" x 8'5")

Having radiator and double glazed window to side.

KITCHEN 3.35m x 3.15m (11'0" x 10'4")

Having a modern range of wall and base units with work surfaces over, stainless steel single drainer sink unit, inset ceramic hob with cooker hood over, built in oven, integrated microwave, integrated dishwasher, Integrated fridge and double glazed door to garden.

UTILITY/SHOWER ROOM 3.3m x 1.9m narrowing to 0.6m (10'10" x 6'3" narrowing to 2'0")

Wall and base unit, plumbing for washing machine, two built in cupboards, one housing Worcester central heating boiler supplying radiator central heating and domestic hot water, low level wc, wash hand basin, shower cubicle with electric shower, radiator and double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Having access to loft space, double glazed window and access to loft space.

BEDROOM ONE 3.4m narrowing to 2.2m x 3.0m (11'2" narrowing to 7'3" x 9'10")

Having fitted range of wardrobes, further range of fitted wardrobes with dressing table and bedside cabinets, radiator and double glazed window.

BEDROOM TWO 3.57m x 2.49m (11'9" x 8'2")

Having double glazed window to rear and radiator.

BEDROOM THREE 3.05m x 2.5m (10'0" x 8'2")

Having double glazed window and radiator.

BATHROOM

Having low level suite comprising pedestal wash hand basin, low level wc, panelled bath, radiator, double glazed window and extractor fan.

EXTERNALLY

To the front of the property there is a blocked paved parking area, access leads to the side of the property to the rear garden the pedestrian access leads to the neighbouring property. The rear garden is a particular feature of the property and extends to approximately 140 feet and is split into several well laid out landscaped sections, closest to the house there is a large paved patio area with raised borders, flagstone paths and gravelled area with raised border. There is a further flagstone patio area with block paving and raised border, pergola. A further section of garden has GREENHOUSE and gives access to the kitchen garden with vegetable plots and apple trees. The garden is a particular feature of the property and must be seen to be fully appreciated.

AGENTS NOTES

Tenure: Freehold

All mains services are understood to be connected

Gas fired radiator central heating

Council Tax Band: 'C' (£1,870.26 payable)

Solar panels.

The property has a pedestrian right of way across the back garden to the adjoining property.

The vendors will be taking the garden shed, summerhouse, water feature, section of home made fencing and some plants.

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.

