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11 Pevelands, Dursley,
GL11 5UW

Asking price
£330,000



Spacious detached extended bungalow in tucked away location, attractively laid out garden, entrance hall, living room, separate dining room, fitted kitchen, two double bedrooms, master with dressing room and en-suite cloakroom, modern family bathroom, garage and parking for one car, must be seen, energy rating: E

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DESCRIPTION

This attractive extended detached bungalow is set in the extremely popular cul-de-sac location of Pevelands and is tucked away in the corner. The property is accessed via a tarmac driveway with parking space for one car leading to semi-detached garage, pedestrian access leads to the side of the garage to the enclosed front garden, which is most attractively laid out with an array of flower borders, shrubs and lawn. A pathway leads to the side of the property to the enclosed rear garden, having patio, shrubs, flower borders and laid to lawn. The bungalow is accessed internally via entrance hall with cloak cupboard leading to living room with patio doors onto garden and opening into dining room extension. There is a fitted kitchen with built in oven and hob. The two bedrooms are both of a good size, the original master bedroom has double built in wardrobe and overlooks the rear of the property and the former second bedroom has had a dressing room extension to the front which incorporates en-suite cloakroom. In addition in recent years the bathroom has been replaced to a good standard with panelled bath with mixer shower tap over, wash hand basin and wc. The property benefits from gas central heating and extensive double glazing. To see all the property has to offer we suggest viewing at your earliest opportunity.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, continuing over the first and second mini-roundabouts. At the third mini-roundabout take the second exit and proceed down the incline taking the first turning on the left into Manor Avenue. Proceed through Manor Avenue for approximately quarter of a mile turning left into Pevelands and left again and the property will be found at the end of the cul-de-sac on the left hand side, beyond the garage marked 11. Please note there is only parking for one vehicle on the drive.

SITUATION

This well presented two bedroom detached bungalow is situated in Pevelands, which is a highly sought after cul-de-sac in this popular residential area of Cam. The village centre is within walking distance, which has a

range of facilities including Tesco's supermarket, church, public house, doctors and dentist surgeries. The village also has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. The adjoining town of Dursley has a wider range of facilities including swimming pool, sports hall, 18 hole golf course and bowling green. The property is well placed for access to the A38 and onward connections to the M5/M4 motorway network.

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 wood front door, cloak cupboard, radiator, access to loft space, linen cupboard with radiator.

LIVING ROOM 5.6m x 3.37m (18'4" x 11'1")

Having patio doors to rear, double and single radiators, hatch to kitchen, gas fire (not in working order), opening to:

DINING ROOM 3.6m x 2.38m (11'10" x 7'10")

Having double glazed windows to side and rear, double radiator.

KITCHEN 3.1m x 2.45m (10'2" x 8'0")

Having a range of wood wall and base units, laminated work surfaces over incorporating inset ceramic hob with cooker hood over, built in double oven, plumbing for washing machine, space for fridge, wall mounted Vaillant boiler supplying radiator central heating and domestic hot water, double glazed window to front.

BEDROOM ONE INCORPORATING DRESSING ROOM/ STUDY 6.49m max narrowing to 3.47m x 2.56m narr to 1.87m (21'4" max narrowing to 11'5" x 8'5" narr to

Having single and double radiators, built in wardrobe, double glazed window to front and side, door to:

EN SUITE CLOAKROOM

Having wash hand basin, wc, radiator and wooden double glazed window to front.

BEDROOM TWO 3.69m x 3.59m (12'1" x 11'9")

Having double glazed window to rear, double built in wardrobe and radiator.

EXTERNALLY

The property is accessed via tarmac driveway with parking for one car in front of the semi-detached GARAGE (5.6m x 2.87m) having up and over door. Pedestrian access leads to the side of the garage to the attractive enclosed front garden, which is laid to lawn with an extensive range of flower borders and shrubs. A pathway leads to the front and onto the side and rear of the property, which is enclosed with good sized paved patio area and lawn surrounded by shrubs and flower borders and must be seen to be fully

appreciated.

AGENTS NOTES

Tenure: Freehold

All mains services are connected

Gas fired radiator central heating

Council Tax Band: 'D' (£1,984.77 payable)

No onward chain

One parking space in front of garage only. Written consent required to store boat or caravan.

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.

