8 Woodmancote, Dursley, GL11 4AF

Asking price
£190,000

GRADE II LISTED THREE BEDROOM END TERRACED COTTAGE IN TUCKED AWAY LOCATION
WITHIN WALKING DISTANCE OF TOWN CENTRE - GOOD Sized GARDEN - GARAGE - ENTRANCE HALL - LARGE LIVING/DINING ROOM - SEPARATE KITCHEN - TWO DOUBLE FIRST FLOOR BEDROOMS - WET ROOM - TOP FLOOR LARGE MASTER BEDROOM - CHARACTER FEATURES - BUILT IN STORAGE - SMALL PATIO AREA
ENERGY RATING E
8 Woodmancote, Dursley, GL11 4AF

SITUATION
This cottage is situated in the Woodmancote area of Dursley and is only a short walk from the town centre. Dursley has a great selection of amenities including independent retailers, Sainsbury's supermarket, doctors and dentist surgeries, swimming pool, gym, library and comprehensive schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. Dursley is conveniently placed for commuting throughout the south west via the A38 and M5/M4 motorway network.

DIRECTIONS
From Dursley town centre proceed out of town in a south easterly direction along the A4135 passing the Church on the left hand side, continue taking the second turning on the roundabout to continue on the A4135 and continue for approximately 50 metres and take the first turning on the right hand side where the cottage will be located as the last property on the left hand side.

DESCRIPTION
This Grade II listed end terraced cottage is in need of complete refurbishment but has the potential for a well proportioned characterful period cottage within walking distance of the town centre. On the ground floor there is entrance hall leading to spacious living/dining room in turn leading to the kitchen. On the first floor there are two well proportioned double bedrooms and wet room. On the top floor there is a spacious master bedroom with many aspects overlooking the surrounding area. Further benefits include built in storage areas, exposed beams and stone walls. Externally, there is a mall patio area directly outside the property and over the shared driveway is access to the garage, there is also a good sized garden to the side, which is extensively laid to lawn. All mains services are believed to be connected and there appears to have been gas central heating at the property but this has not been confirmed to be in working order. Properties in this location rarely become available and we would recommend a viewing at your earliest opportunity.

THE ACCOMMODATION
(These notes are approximate. 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
With wooden front door, leading to:

LIVING ROOM 5.26m x 3.75m narrowing to 3.47m (17'3" x 12'4"

Large and small single glazed windows to rear, radiator, under stairs storage cupboard, stairs to first floor.

KITCHEN 4.64m x 1.67m (15'3" x 5'6")
Fitted kitchen with base and wall units, roll top laminated work surface over, stainless steel sink and drainer, electric and gas cooker points, space and plumbing for washing machine, single glazed window to front and side.

ON THE FIRST FLOOR

LANDING
Single glazed window to side, airing cupboard with hot water cylinder and stairs to top floor.

BEDROOM ONE 3.91m x 3.14m (12'10" x 10'4")
Radiator, single glazed window to front, small storage cupboard.

BEDROOM TWO 3.89m x 2.08m
Single glazed window to rear and radiator.

WET ROOM
WC, wall mounted wash hand basin, radiator, single glazed window to side, electric shower with curtain and part tiled walls.

ON THE TOP FLOOR

BEDROOM THREE 3.54m narrowing to 2.65m x 5.11m narrowing to 2.48 (11'7" narrowing to 8'8" x 16'9" narrowing to 8'2")
Two single glazed windows to side and one double glazed window to front, radiator, two under eaves storage cupboards, wardrobe space and access to loft.

EXTERNALLY
Directly to the rear of the property there is flagstone patio area and stone gravel section. To the rear of the property over the shared driveway there is a GARAGE which has electric door to front and to the side of the property is the garden, which is extensively laid to lawn with wooden storage shed and walkway, which is approaching nearly 100 ft in length.

AGENTS NOTE
The property appears to have had gas central heating, which has not been confirmed to be in working order.
Council Tax Band: "C" (£1,73.7.67 payable)
Grade II listed

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.

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.