



3 Somerset Avenue, Dursley, Gloucestershire, GL11 4PX
£295,000

PETER JOY
Sales & Lettings



3 Somerset Avenue, Dursley, Gloucestershire, GL11 4PX

Ideally located close to the amenities of Dursley town centre, this extended three bedroom semi detached home provides generous accommodation arranged over two floors and boasts a beautifully landscaped rear garden

ENTRANCE HALL, KITCHEN, SITTING ROOM, DINING ROOM, BATHROOM, THREE BEDROOMS, GARDEN AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Built in the 1930s, this semi detached property has been thoughtfully extended and is fully double glazed, providing well proportioned accommodation arranged over two floors. The ground floor offers an entrance hall, a comfortable sitting room featuring a gas coal effect fire which opens into the dining room, with patio doors leading out to a newly landscaped rear garden. The kitchen benefits from direct garden access, while the adjoining utility area includes a spacious pantry cupboard. Completing the ground floor is a large bathroom fitted with a full length bath and a separate shower cubicle with a newly installed electric shower. On the first floor are two generous double bedrooms, one enjoying lovely views towards Stinchcombe Woods, along with a further single bedroom.

Outside

The current owner has undertaken substantial improvements to the rear garden, creating a truly impressive space ideal for outdoor entertaining. The garden has been finished with high quality porcelain paving, enhancing both the appearance and usability of the outdoor areas. A series of raised planters host an attractive selection of established herbs, including rosemary, thyme and sage, while new fencing encloses the garden to provide a smart and private setting. To the front, the driveway has been newly paved and offers off road parking for two vehicles, together with the benefit of an electric vehicle charging point. The front garden has also been newly fenced, providing additional privacy from the road.



Location

The market town of Dursley is located on the Cotswold Way making it popular with walkers, and offers an array of convenient shops, supermarkets, restaurants and cafes along with 'The Pulse' a popular sports facility, a library, bus station and the famous Old Spot Public House. Nailsworth town lies within five miles and is a popular shopping destination benefiting from a comprehensive selection of specialty shops and a good selection of well regarded restaurants and cafes. Stroud is also within easy reach and benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools and a main line railway station with inter city services travelling to Gloucester, Swindon and London (Paddington). Cam and Dursley train station is about three miles from Uley and provides commuter links to Bristol. Junctions of the M4 and M5 motorways are within relatively easy access.

Directions

Leave Nailsworth in the direction of Horsley on the B4070, proceed through the village and head in the direction of Dursley. Proceed down the hill into Woodmancote and taking the second right into Cambridge Avenue. Follow the road around to the left and take the first right into Somerset Avenue where number 3 can be found on the left hand side identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

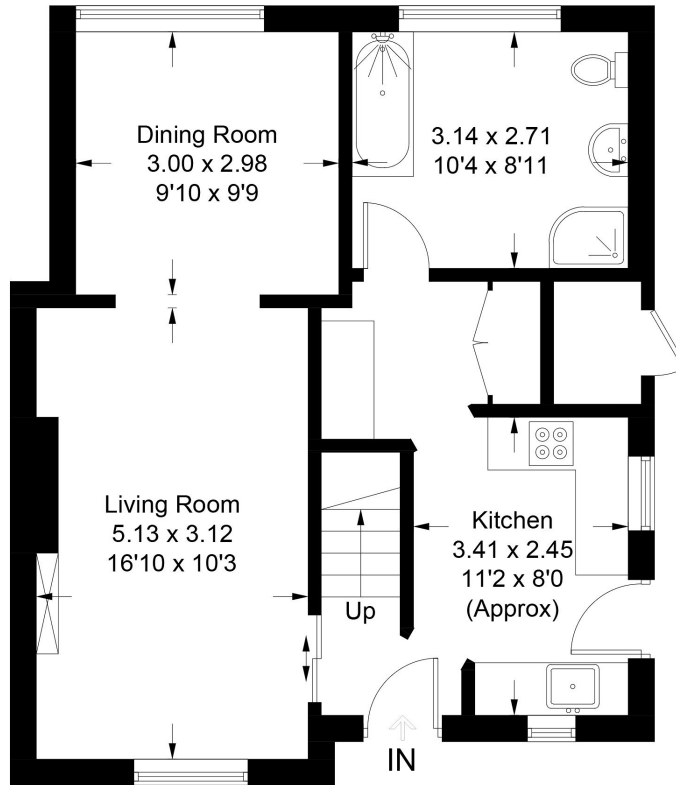


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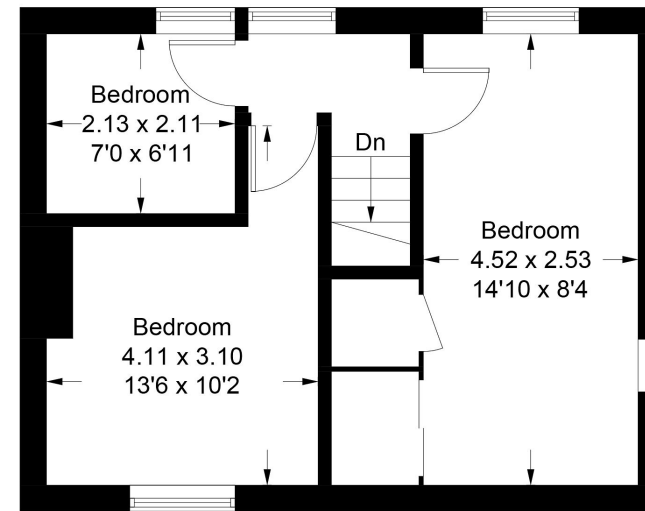
Approximate Gross Internal Area = 86.1 sq m / 927 sq ft

External Cupboard = 1.4 sq m / 15 sq ft

Total = 87.5 sq m / 942 sq ft

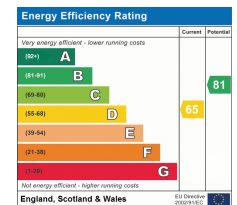


Ground Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252618)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.