

# HUNTERS®

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## 23 The Crescent

Tiltdown, Dursley, GL11 5QS

Offers In Excess Of £250,000





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## Description

This 1950s built semi detached house has remained in the same family's ownership since new and offers an ideal opportunity for some one to modernise to ones own specification and taste. The property is situated in the sought after Summerhayes locality offering easy access to Cam Village and Dursley Town with its full range of shopping, schooling and recreational facilities.

The accommodation is arranged over two floors including an entrance hall, lounge with bay window, separate dining room and kitchen. On the first floor there are three bedrooms and bathroom with shower and the property has gas fired central heating and double glazed windows. Outside there are good sized lawned gardens to the rear with fenced boundaries and decked patio and garage to the side with driveway and additional parking space.

Cam is an excellent commuting point for those travelling to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

### ENTRANCE PORCH

With tiled floor.

### ENTRANCE HALL

Via double glazed door leading through to the entrance hall, with stairs to the first floor landing, radiator and under stairs storage cupboard.

### LIVING ROOM

11'01" x 12'08" (3.38m x 3.86m)

With double glazed bay fronted window, electric fireplace with fire surround, radiator and wall lights.

### DINING ROOM

13'05" x 10'00" max (4.09m x 3.05m max)

With double glazed window to the rear aspect, wall lights, radiator and fire place with gas fire.

### KITCHEN

With double glazed window to the rear aspect and door leading to a lean to. The kitchen comprises a range of base drawer and wall units, work top surfaces with tiled splash backs. Sink and drainer

unit, space and plumbing for automatic washing machine, electric cooker point, radiator and larder cupboard with shelf space.

### FIRST FLOOR LANDING

Staircase leading from the entrance hall. Open balustrade, double glazed window to the side and access to the loft with ladder and light.

### BEDROOM ONE

10'9" x 13'3" excluding door excess (3.28m x 4.04m excluding door excess)

Double glazed bay fronted window and radiator.

### BEDROOM TWO

13'05" x 10'03" excluding wardrobe recess (4.09m x 3.12m excluding wardrobe recess)

With double glazed window to the rear aspect, radiator, built in wardrobe with hanging rail and top cupboard space and separate airing cupboard housing lagged hot water cylinder.

### BEDROOM THREE

6'04" x 7'04" (1.93m x 2.24m )

With double glazed window to the front aspect, and radiator.

### BATHROOM

Fully Tiled with frosted double glazed window to the side aspect and inset ceiling lights. Suite comprising panelled bath with Gainsborough fitted electric shower and shower screen, low level WC, pedestal wash hand basin and radiator.

### OUTSIDE FRONT

The property is set back with a boundary wall and front garden with flower and shrub borders and retaining lower wall. Double gates give access to the driveway and garage with steps down to the front door access.

### GARAGE

The garage has a up and over door with power and light and houses the gas meter. There is also a personal door to the lean to.

### REAR GARDEN

From the lean to giving access to an outside raised terrace with steps leading down to the rear garden. The rear garden has fence and natural hedged boundaries and paved seating area.

There is also access to an under build storage area.





Road Map



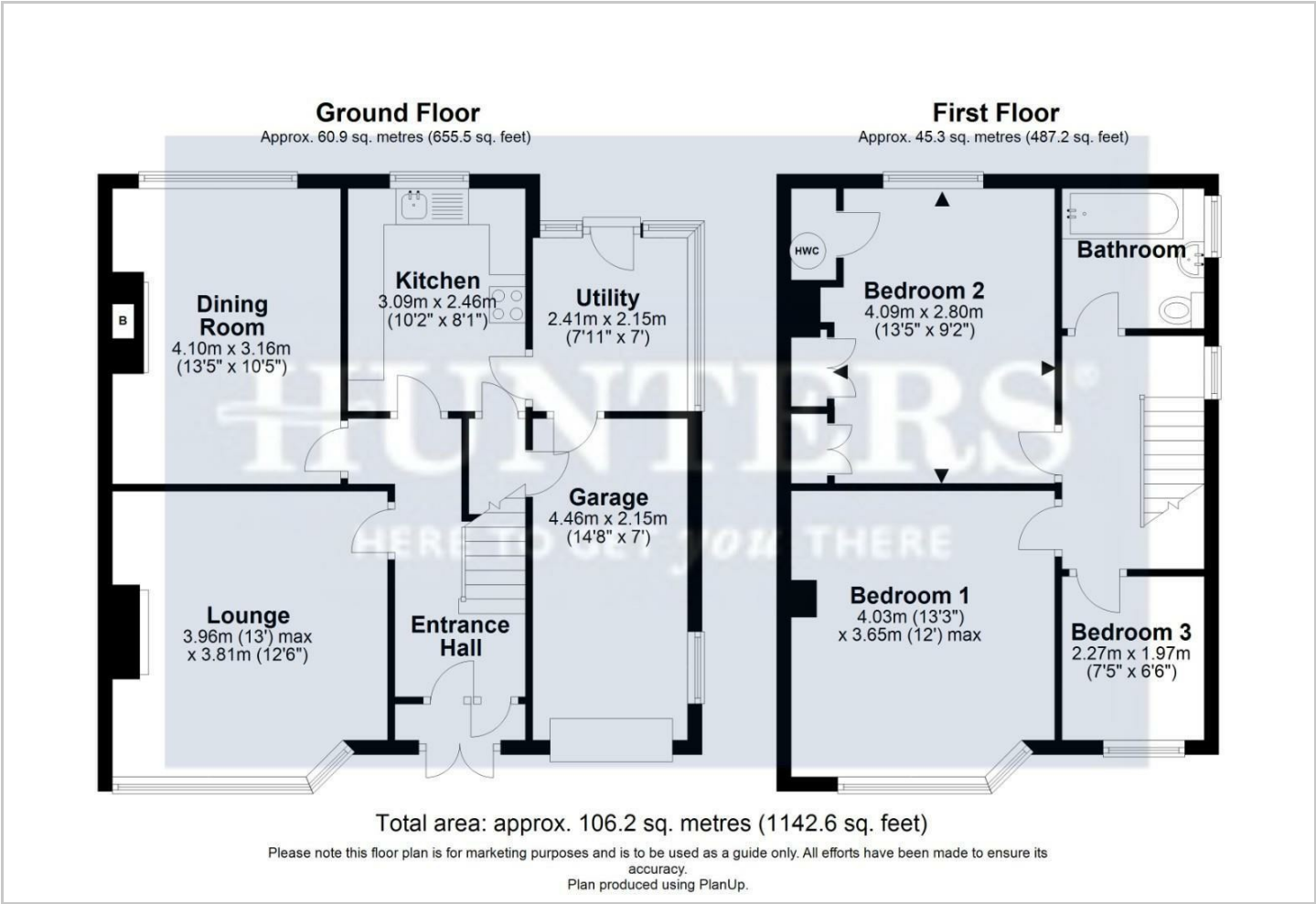
Hybrid Map



Terrain Map



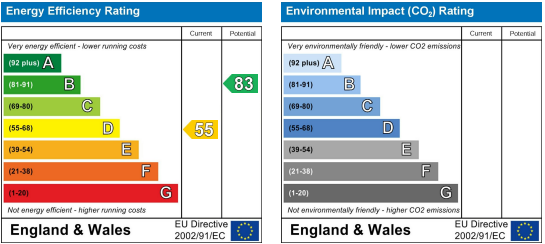
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.