

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Upper Poole Road

Dursley, GL11 4JY

Guide Price £280,000



Council Tax:



# 14 Upper Poole Road

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## Entrance Hallway

Part glazed front door with side screen leading into hallway with radiator, stairs leading to the first floor with storage under and doors off to;

## Garage

23'09" x 7'10" (7.24m x 2.39m)

With electric roller door, power and light.

## Cloakroom

Recently replaced low flush wc, wash hand basin with mixer tap, frosted upvc double glazed window and part tiled walls.

## Utility Room

10'05" x 9'05" (3.18m x 2.87m)

Fitted units with worktop surfaces, space for tumble dryer and washing machine and tiled floor.

## First Floor Landing

### Kitchen

17'9 x 6'8 (5.41m x 2.03m)

Recently replaced kitchen with a good range of fitted units with worktop surfaces, built in appliances including fridge/freezer and dishwasher, one and half bowl sink unit with mixer tap, fitted waste bins, built in double oven, induction hob with extractor hood over, cupboard housing Ideal gas boiler with remainder of warranty, two upvc double glazed windows to the front with views to Cam Peak and Longdown.

### Lounge/Diner

17'9 narrowing to 7'11 x 10'8 widening to 17' (5.41m narrowing to 2.41m x 3.25m widening to 5.18m)

With upvc double glazed window to the rear, two

radiators and sliding upvc double glazed door leading into the garden.

## Second Floor Landing

### Bedroom One

13'1 x 7'11" (3.99m x 2.41m)

Built in wardrobes, radiator and upvc double glazed window to the rear.

### Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)

With upvc double glazed window to the rear and radiator.

### Bedroom Three

9'1 x 8' (2.77m x 2.44m)

With radiator and upvc double glazed window to the front with views.

## Bathroom

9'04 x 6' (2.84m x 1.83m)

Good size bathroom with suite comprising of 'P' shaped bath with double shower over and screen, fitted wash hand basin with mixer tap and built in wc with storage. Frosted upvc double glazed window and chrome radiator.

## Outside

To the front ample hard standing providing off road parking, side gate leading to the rear enclosed garden with panelled fencing, patio area, lawn and storage shed/summer house, outside water tap and power.

## Agents Note

The neighbour can have access through rear.



## Road Map



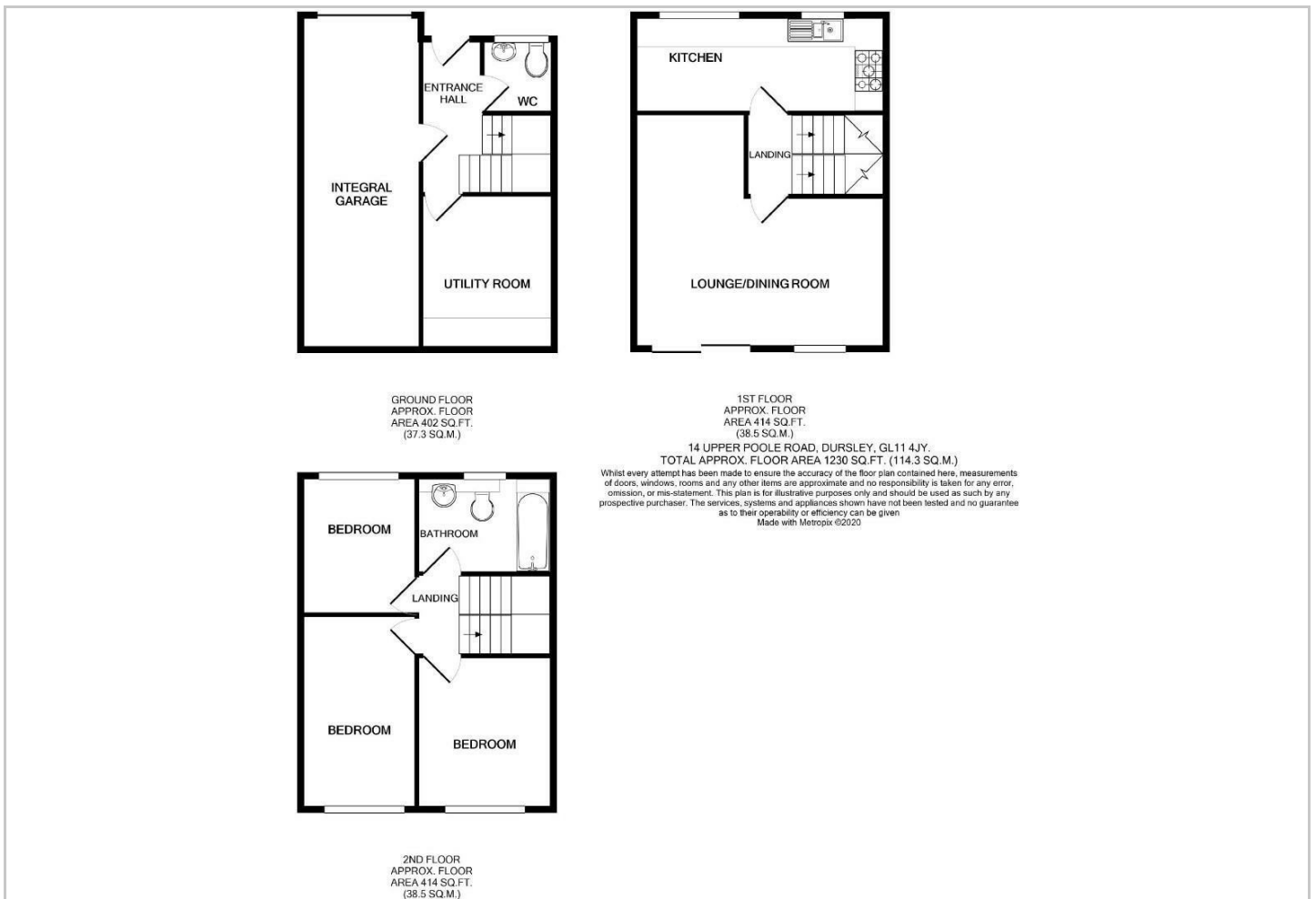
## Hybrid Map



## Terrain Map



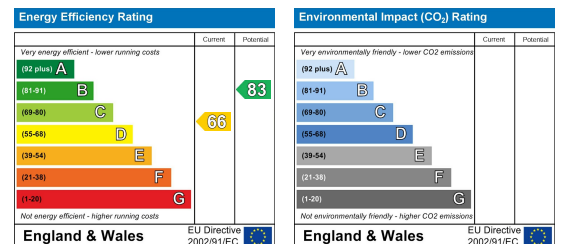
## Floor Plan



## 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.