

# HUNTERS<sup>®</sup>

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## 75 Garden Suburb

Dursley, GL11 4EN

Guide Price £275,000



Council Tax: B



# 75 Garden Suburb

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Full of charm and character throughout this delightful three bedroom terrace house, offers beautiful views across Cam and Dursley with direct access into the woods towards Stinchombe Golf Course. The property has been well maintained throughout, with modern kitchen dining room, separate lounge, downstairs shower room, built in storage and three bedrooms upstairs. The garden backs onto open fields offering privacy and views across the Cotswolds Escarpment.

- **Period Mid Terrace Property**
  - **Kitchen/Dining Room**
  - **Downstairs Shower Room**
    - **Garden**
- **Entrance Hall**
  - **Lounge**
  - **Three Bedrooms**
  - **Beautiful Views**

## **Entrance Hall**

Having staircase leading to the first floor landing.

## **Kitchen/Dining Room**

20'01" x 8'10" (6.12m" x 2.69m")

Fitted with a range of wall and base units incorporating laminate worktop surfaces over. Bosch appliances including Fridge/freezer, induction hob with extractor over.

Radiator, double aspect double glazed windows, ceiling lights, tiled flooring to kitchen and wood flooring to dining area.

## **Cloakroom**

4'09" x 3'07" (1.45m" x 1.09m" )

With WC, tiled flooring and frosted window.

## **Downstairs Shower Room**

7'03" (2.21m")

With walk-in shower, WC, wash hand basin and two UPVC double glazed windows.

## **Lounge**

14'05" x 11' (4.39m" x 3.35m)

Having UPVC double glazed window, gas fire, laminate flooring, TV point and ceiling light.

## **First Floor Landing**

### **Bedroom One**

Having UPVC double glazed window, wood flooring, ceiling light and built-in storage.

## Bedroom Two

14'9" x 8'10" (4.50m" x 2.69m")

Having UPVC double glazed window, built-in storage and carpet.

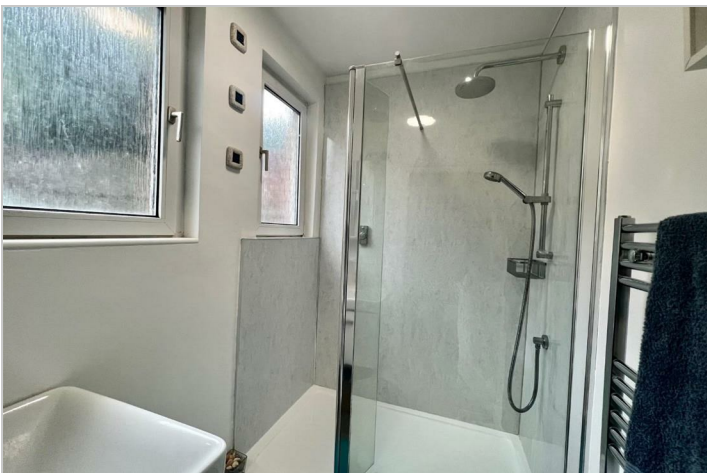
## Bedroom Three

9'07" x 7'7" (2.92m" x 2.31m")

With UPVC double glazed window, wooden floors, ceiling light and built-in storage.

## Outside

To the front of the property there is stone walling with steps leading to the front door. There are flower borders to both sides of the front door with flowers, shrubs and bushes. To the rear the garden is mainly laid to lawn and backs onto open fields and woodland with access gate. There are hedged and fenced boundaries, numerous trees, flowers, shrubs and bushes, patio areas and steps leading to the top of the garden.



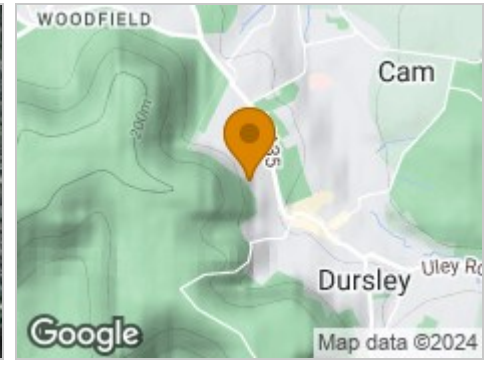
## Road Map



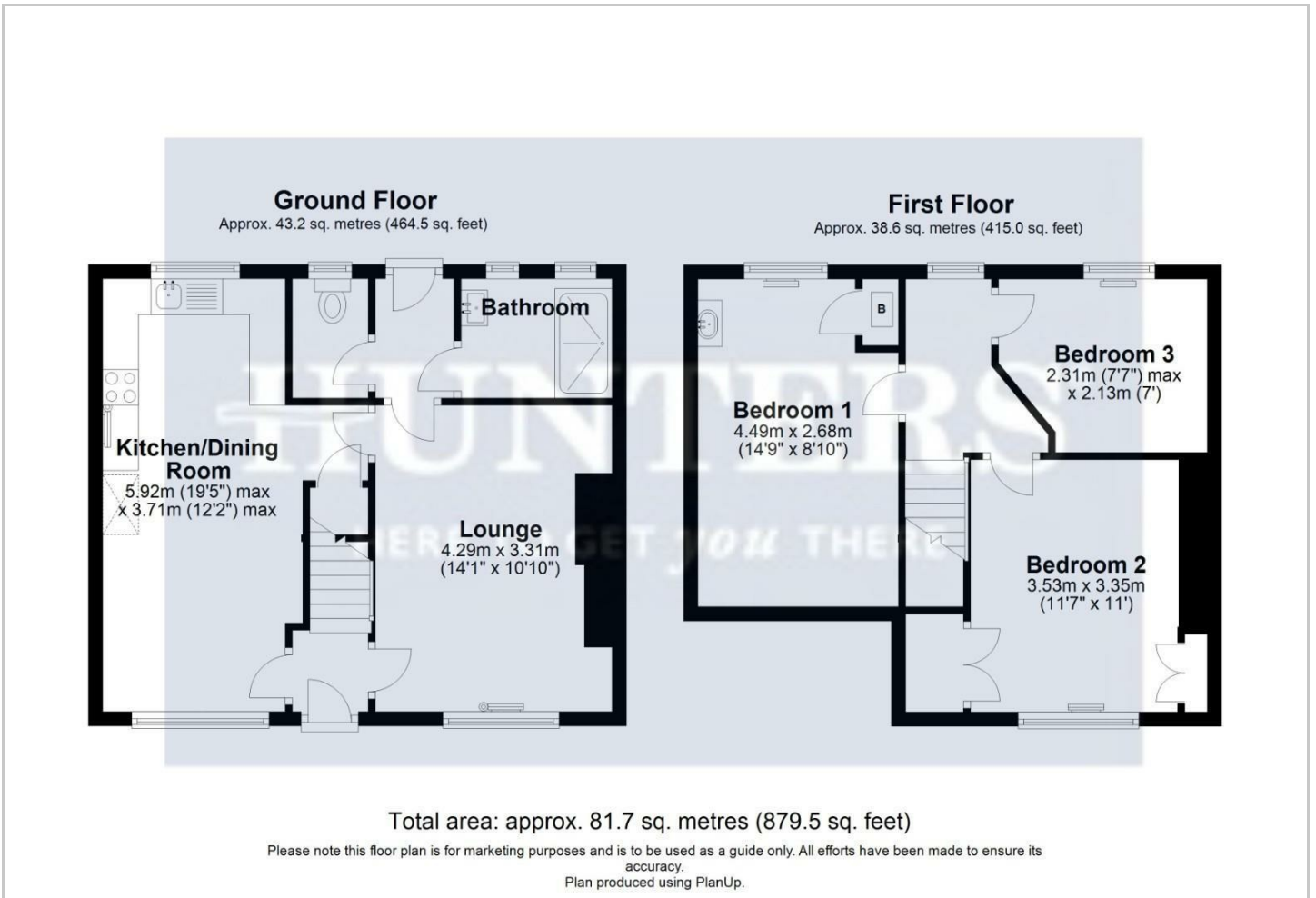
## Hybrid Map



## Terrain Map



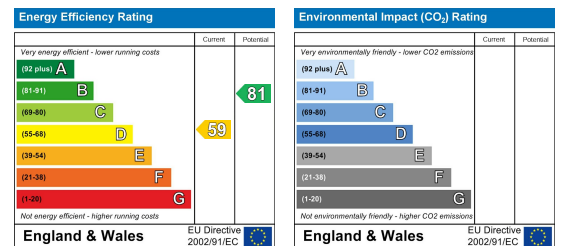
## Floor Plan



## 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.