

# HUNTERS<sup>®</sup>

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## 42 Springfields

Dursley, GL11 6PH

Guide Price £260,000



Council Tax: B





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This mid terraced property offers well planned accommodation and briefly comprises entrance porch leading to entrance hallway with access to lounge, cloakroom, dining room, conservatory and kitchen. From the entrance hallway runs a staircase leading to the first floor landing with access to three bedrooms and family bathroom. Outside the garden is enclosed by fencing with patio area, lawned area and gravelled area. To the front there is garage and driveway providing off road parking.

- Mid Terraced Property
- Lounge & Dining Room
  - Kitchen
  - Bathroom
- Garage & Driveway
- Entrance Hall & Cloakroom
  - Conservatory
  - Three Bedrooms
  - Garden

## Entrance Porch

UPVC double glazed door leading to entrance hallway.

## Entrance Hallway

Having staircase leading to the first floor landing having under stairs storage.

## Kitchen

16'06" x 7'07" (5.03m x 2.31m )

Fitted with a range of wall and base units having laminate worktops over, plumbing for washing machine and space for cooker. Lino flooring and UPVC framed double glazed window.

## Lounge

11'11" x 10'07" (3.63m x 3.23m)

Having UPVC framed double glazed window, radiator, ceiling light, access into dining room.

## Conservatory

8'02" x 8'10" (2.49m x 2.69m")

Accessed via dining room. UPVC framed double glazed.

## First Floor Landing

### Bedroom One

11'08" x 14'00 (3.56m x 4.27m)

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

### Bedroom Two

11'02" x 7'04" (3.40m x 2.24m )

Having built-in storage, ceiling light and UPVC framed double glazed windows.

### Bedroom Three

12'02" x 8'03" (3.71m x 2.51m )

Having UPVC framed double glazed window, ceiling light and laminate flooring.

## Bathroom

Suite comprising bath with electric shower over, wash hand basin and WC. Tiled wall and frosted UPVC framed double glazed window.

## Outside

To the rear the garden is enclosed by fenced boundaries with patio, gravelled area and lawned area. To the front of the property there is driveway parking leading to garage, lawned area and gravelled area.





## Road Map



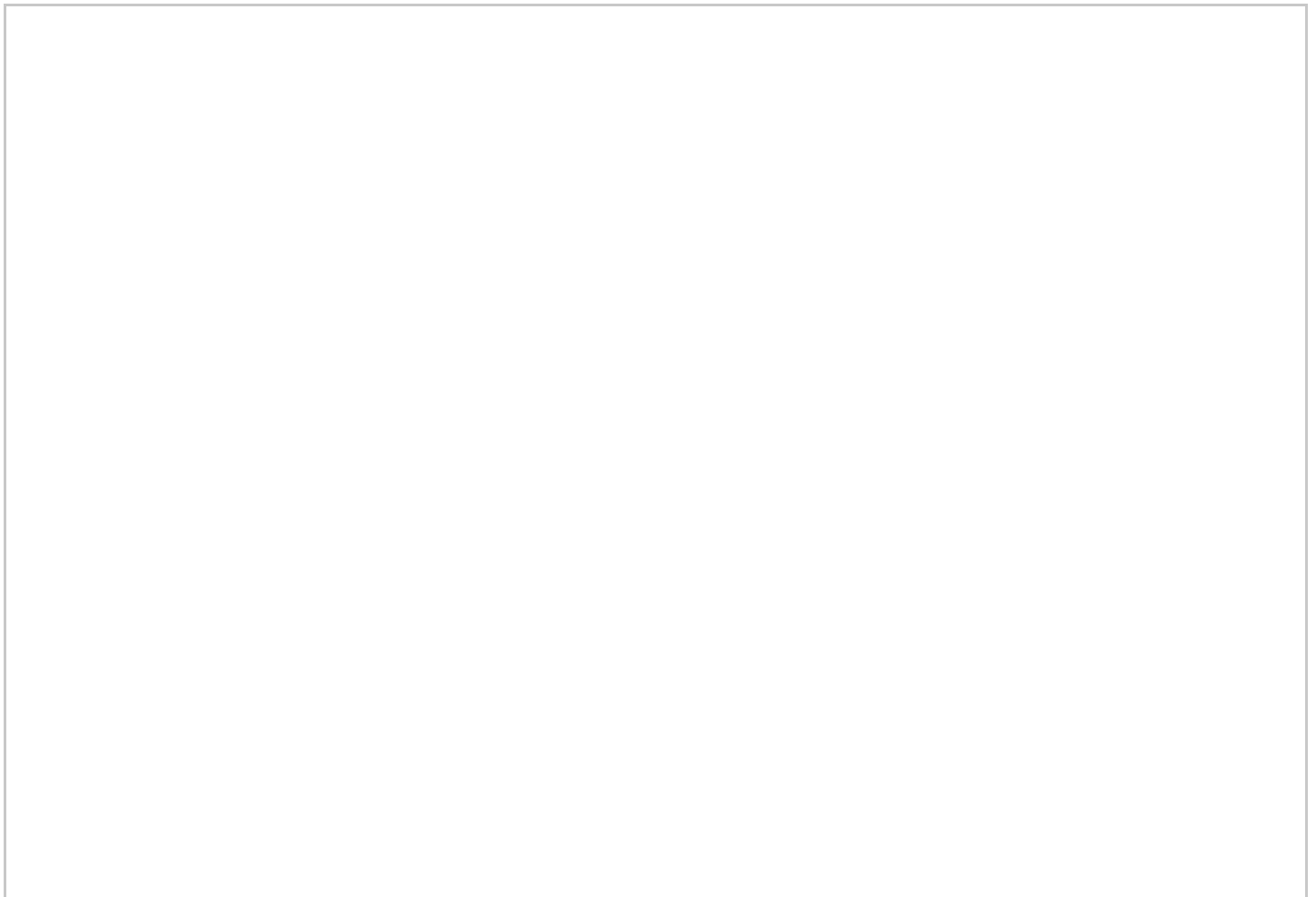
## Hybrid Map



## Terrain Map



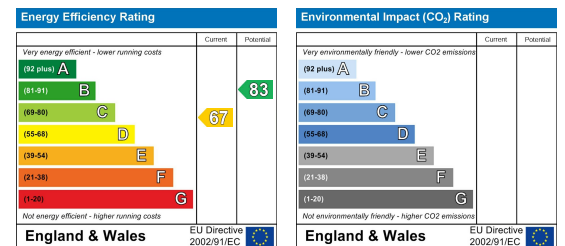
## Floor Plan



## 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.