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HERE TO GET *you* THERE



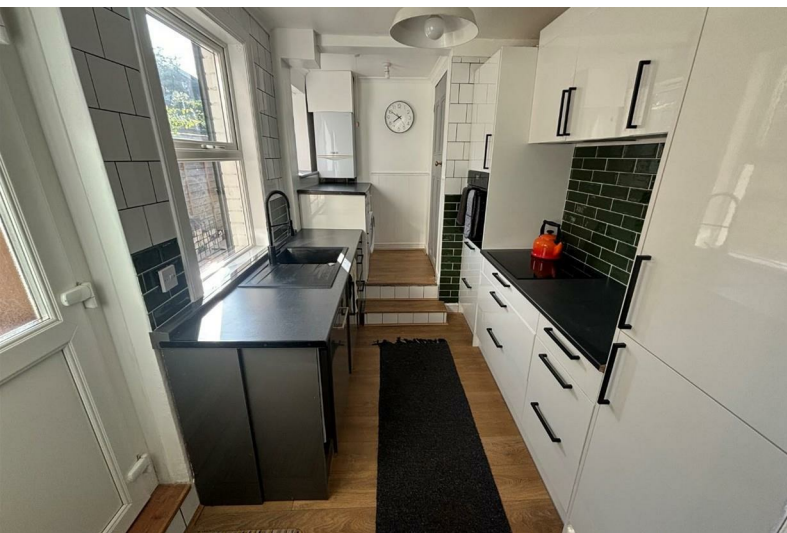
41 Rosebery Road

Dursley, GL11 4PT

Guide Price £265,000



Council Tax: B



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Entrance

Via front door to entrance hall.

Dining Room

24'8 x 10'4 (7.52m x 3.15m)

Wood flooring, double glazed window to rear, radiator, understairs storage, built in storage cupboards, stairs to first floor landing.

Living Room

9'9 x 11'9 (2.97m x 3.58m)

Double glazed window to front, radiator, feature fireplace with woodburning stove.

Kitchen

9'5 x 7'4 (2.87m x 2.24m)

Fitted with a range of modern white wall and base units with laminate worktops over, tiled walls, built-in fridge/freezer, oven and hob unit, double glazed window to rear, part glazed door leading to garden, wall mounted boiler, sink and drainer unit, space and plumbing for washing machine.

Cloakroom

With wc.

First Floor Landing

From the dining room stairs lead to first floor landing.

Bedroom One

13'3 x 11'5 (4.04m x 3.48m)

Two double glazed windows to front, wood flooring, radiator.

Bedroom Two

12'3 x 7'5 (3.73m x 2.26m)

Double glazed window to rear, radiator.

Bathroom

14'3 x 6'10 (4.34m x 2.08m)

Fitted with a white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, WC, double glazed frosted window, fireplace, ceiling spotlights, storage cupboard, vertical radiator, tiled walls and flooring.

Stairs to Attic Room

From the first floor landing stairs lead to the attic room.

Attic Room

15'5 x 12'6 (4.70m x 3.81m)

With Velux window, double glazed window to rear, eaves storage, ceiling spotlights.

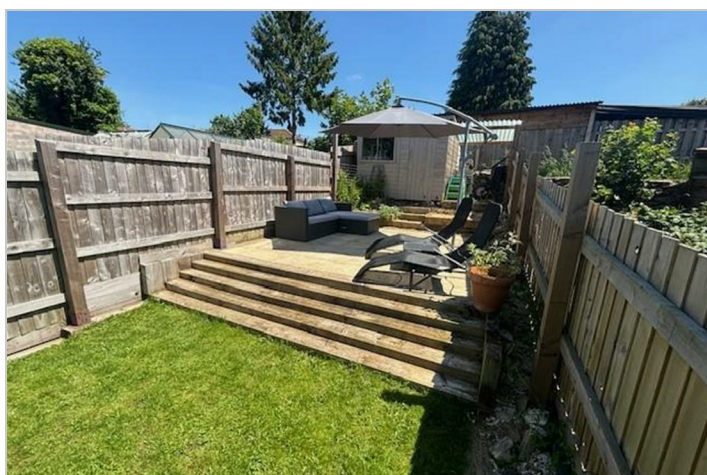
Outside

There are landscaped rear gardens with decking, lawn, patio area, shrub borders, shed and fence boundaries. There is parking to the rear and driveway parking to the front of the property.

Situated in the popular Rosebery Road we are pleased to present this two bedroom family home with attic room which has been recently updated by the current owners. Briefly the accommodation comprises of entrance hall leading to dining room which opens into the living room, modern kitchen, downstairs WC, two first floor bedrooms with family bathroom and a further attic room. The property benefits from landscaped rear gardens, driveway parking to the front and further parking to the rear.

Rosebery Road is an established residential area conveniently located for the Town Centre of Dursley with all its amenities including Sainsbury's supermarket, leisure centre/swimming pool, Rednock Secondary School and excellent Primary schools. Communications to the larger centres of Bristol, Gloucester and Cheltenham can be easily accessed via the A38 and M5 motorway networks and a train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Mid Terrace Property
- Two Bedrooms
- Attic Room
- Family Bathroom
- Downstairs WC
- Living Room With Woodburning Stove
- Dining Room
- Landscaped Rear Garden
- Offstreet Parking to Front and Rear



Road Map



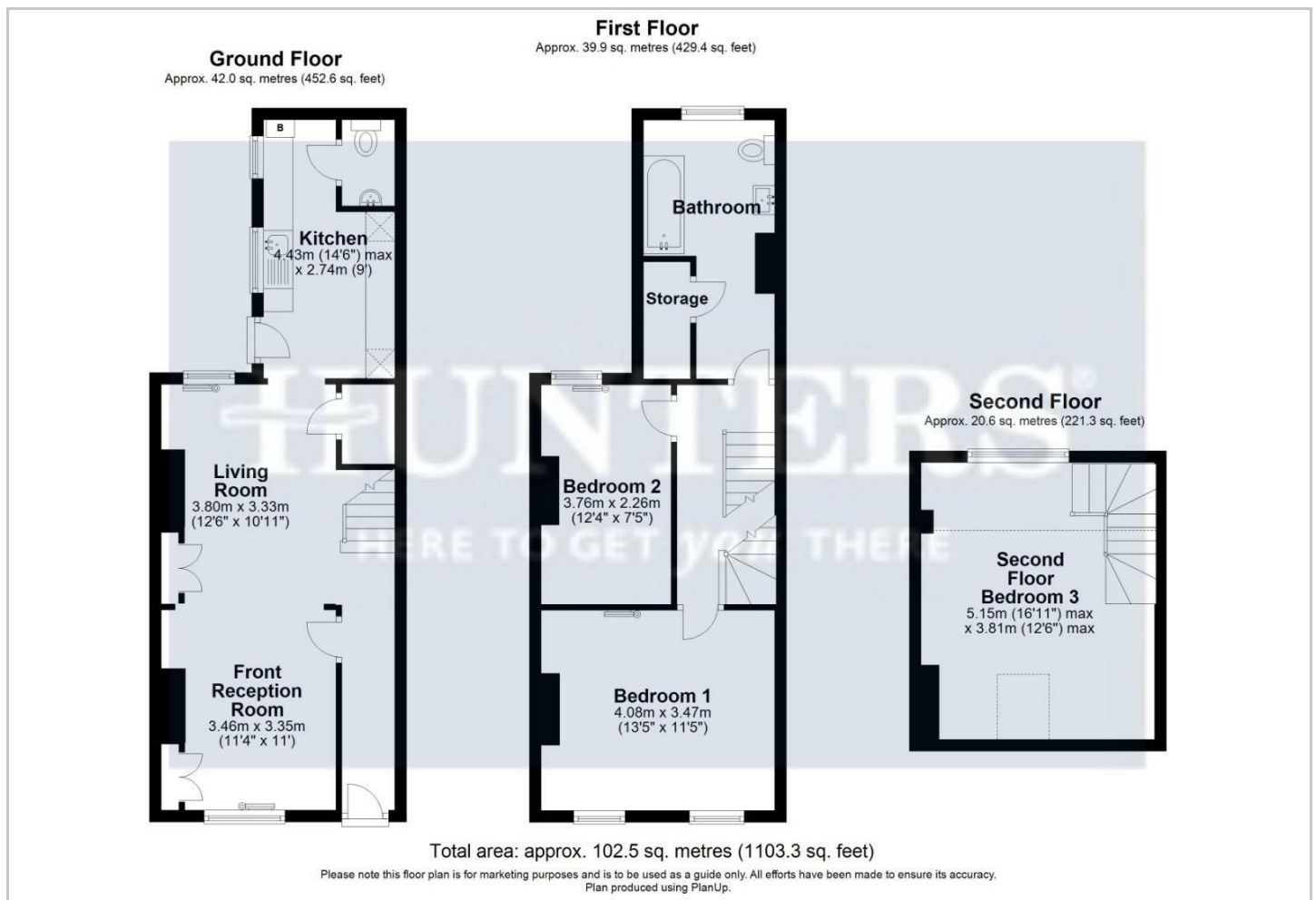
Hybrid Map



Terrain Map



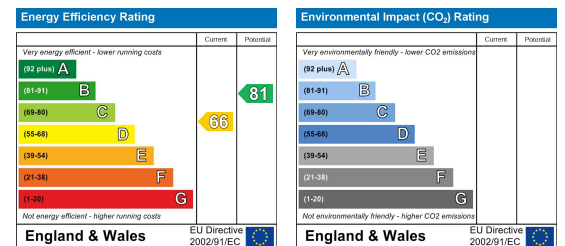
Floor Plan



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.