

# HUNTERS<sup>®</sup>

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## 15 Kingsdown

Dursley, Gloucestershire, GL11 4DE

Guide Price £250,000



Council Tax: B





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## Entrance Porch

UPVC door leading to front door.

## Lounge

15'06" x 12'0" (4.72m x 3.66m)

Having natural wood flooring, open fireplace with wooden mantel, UPVC framed double glazed doors leading to the sun room. Matching UPVC framed double glazed window, ceiling light, coving and radiator.

## Sun Room

10'03" x 7'09" (3.12m x 2.36m)

Having laminate flooring and UPVC framed double glazed windows and door leading to garden.

## Kitchen

13'05" x 9'01" (4.09m x 2.77m)

Having cream base units with laminate work surfaces over and matching wall storage cupboards. With a single stainless steel sink unit, space for a fridge/freezer, strip ceiling light, UPVC framed double glazed windows and condenser boiler supplying domestic hot water and central heating. The kitchen has a built-in single oven and a fitted hob over, pantry cupboard, extractor fan and plumbing for a washing machine. The kitchen is accessed via the dining room and also has a serving hatch.

## Bathroom

9'01" x 5'0" (2.77m x 1.52m)

Having a bathroom suite comprising of a modern free standing bath, corner shower with glazed shower screen, low level WC and vanity wash hand basin with wooden unit. Wall mirror with shelving, laminate flooring, UPVC framed double glazed frosted window and full ceramic wall tiling and extractor fan.

## Dining Room

10'02" x 9'11" (3.10m x 3.02m)

With natural wood flooring, ceiling light, UPVC framed double glazed windows and stable door leading to the garden.

## First Floor Landing

From the hallway there is a staircase leading to the first floor landing. Having loft access and UPVC framed double glazed window to the rear.

## Bedroom One

12'11" x 9'03" (3.94m x 2.82m)

Having natural wood flooring, radiator, ceiling light, built-in storage and dual aspect UPVC framed double glazed windows.

## Bedroom Two

11'01" x 12'02" (3.38m x 3.71m)

With a UPVC framed double window to the front with lovely views, radiator, carpeted flooring and ceiling light.

## Bedroom Three

9'06" x 6'07" (2.90m x 2.01m)

Having a UPVC framed double glazed window, radiator, ceiling light and carpeted flooring.

## Gardens

To the front of the property there is a pathway leading to the front porch entrance with a UPVC framed double glazed door. The garden at the front is laid to lawn with shrubs and bushes.

To the rear, the garden is south facing with a patio area, lawns, planting and a further gravelled seating area with lovely views towards Cam Peak.

We are pleased to offer for sale this three bedroom semi-detached home at Kingsdown. The property has character wood flooring and front and rear gardens. The accommodation comprises of a lounge, kitchen, dining room, sun room and bathroom on the ground floor. On the first floor there are three bedrooms. There are front and rear gardens and views towards Cam Peak.

Kingsdown is conveniently situated between Cam and Dursley and within easy reach of local Primary Schools and Rednock Secondary School. There is access to local shops in both Cam and Dursley providing day to day retailers, supermarkets, doctors, dentists and a sports leisure centre with swimming pool.

For those commuting to the larger centres of Bristol, Gloucester and Cheltenham the A38 and M4 are within easy reach and the mainline train station at Box Road, Cam enables travelling to London (Paddington) via Gloucester.

- Semi-Detached Family Home
- Three Bedrooms
- Kitchen
- Lounge
- Dining Room
- Sun Room
- Family Bathroom With Separate Shower Cubicle
- Front & Rear Gardens with Views





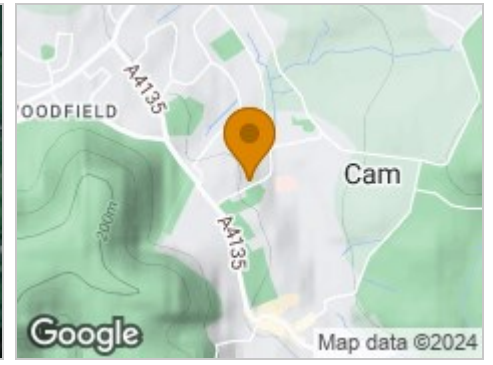
## Road Map



## Hybrid Map



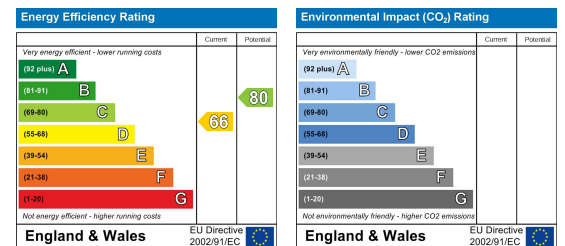
## Terrain Map



## 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.