

HUNTERS®

HERE TO GET *you* THERE



31 Union Street

Dursley, Gloucestershire, GL11 4JT

Asking Price £229,950



Council Tax: B



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Entrance

With steps leading to canopy porch and UPVC framed front door.

Lounge

15'06" x 11'11" (4.72m x 3.63m)

With feature fireplace, double glazed window to the front, radiator and stairs leading to the first floor.

Kitchen

12'02" x 8'01" (3.71m x 2.46m)

With a range of fitted units with worktop surfaces, sink unit, newly fitted oven with gas hob, spaces for five fitted appliances, cupboard housing the gas boiler, window and doors leading into:

Conservatory

11'06" x 9'03" (3.51m x 2.82m)

UPVC framed with windows and doors leading to garden and wood flooring.

First Floor Landing

From the living room stairs lead to first floor landing.

Bedroom One

12'01" x 8'05" (3.68m x 2.57m)

With fitted mirror wardrobe, double glazed window to the rear and radiator.

Bedroom Two

12'08" x 9'06" (3.86m x 2.90m)

With double glazed window to the front and radiator.

Shower Room

9'02" x 5'0" (2.79m x 1.52m)

Newly fitted contemporary suite with corner shower cubicle, concealed cistern WC and inset vanity

wash hand basin with storage beneath. Frosted window, extractor fan and tiled flooring.

Garden

The front of the property is mainly laid to lawn with steps leading to canopy porch.

The rear of the property has fenced boundaries with shrubs and bushes and a patio area ideal for outside entertaining. There are steps leading to the two allocated parking spaces at the rear of the property. There is a shed/workshop (8ft x 6ft) with workbench, lighting and power.

Description

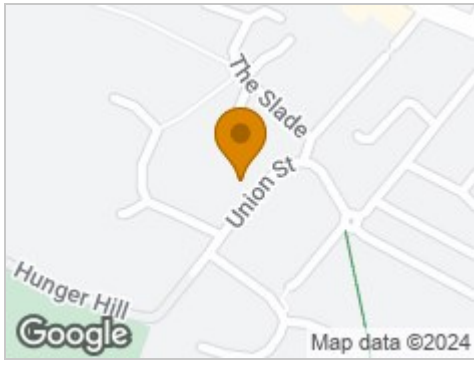
An end terraced property which is ideal for a buy to let investor or a first time buyer. Accommodation comprises of two bedrooms, lounge, kitchen, conservatory, shower room, allocated parking and gardens. The property enjoys views across the Dursley town, St James' Church and Cam Peak and has the benefit of being situated away from the Town Centre yet within easy walking distance.

Dursley Town has the benefit of day to day retailers including Sainsbury's Supermarket, leisure centre/swimming pool, doctors, dentists and library. Rednock Secondary School and primary schools are close by and there are excellent communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- * End Terraced House
- * Two Bedrooms
- * Lounge
- * Kitchen
- * Conservatory
- * Shower Room
- * Enclosed Garden
- * Two Allocated Parking Spaces



Road Map



Hybrid Map



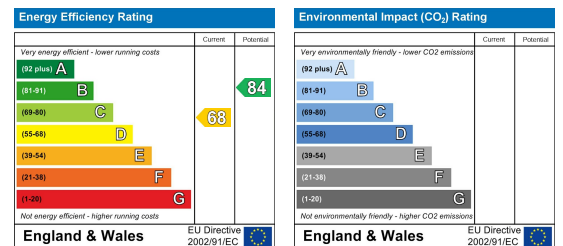
Terrain Map



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.