

HUNTERS[®]

HERE TO GET *you* THERE



12 Woodview Road

Norman Hill, Dursley, GL11 5RN

Offers In Excess Of £350,000



Council Tax: C



12 Woodview Road

Norman Hill, Dursley, GL11 5RN

Offers In Excess Of £350,000



Entrance

With front door leading into hallway with newly laid carpet, stairs leading to the first floor and understairs storage cupboard.

Lounge/Dining Room

23'03 x 12'10 (7.09m x 3.91m)

With double glazed picture window to the front, newly laid carpet, fireplace with woodburning stove, sliding doors to the rear garden and night storage heater.

Kitchen

12'04 x 8'04 (3.76m x 2.54m)

Newly installed kitchen with brand new fitted oven and hob with extractor hood over, fitted units with worktop surfaces over, ceramic sink unit with mixer tap, part tiled walls, space for fridge/freezer, inset spotlights, double glazed window and door to rear.

First Floor Landing

Stairs from the hallway leading to the first floor with double glazed window to the side.

Bedroom One

12'03 x 12'01 (3.73m x 3.68m)

Double glazed window to the rear with views to Cam Peak, newly laid carpet and electric heater.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to the front with views, newly laid carpet and electric heater.

Bedroom Three

9' x 8'04 (2.74m x 2.54m)

Double glazed window to the front, newly laid carpet,

electric heater, loft access and cupboard housing hot water cylinder and slatted shelves.

Bathroom

Newly installed bath, shower screen with shower over, low flush wc and sink unit with fitted cupboards. Heated towel rail, frosted double glazed window and part tiled walls.

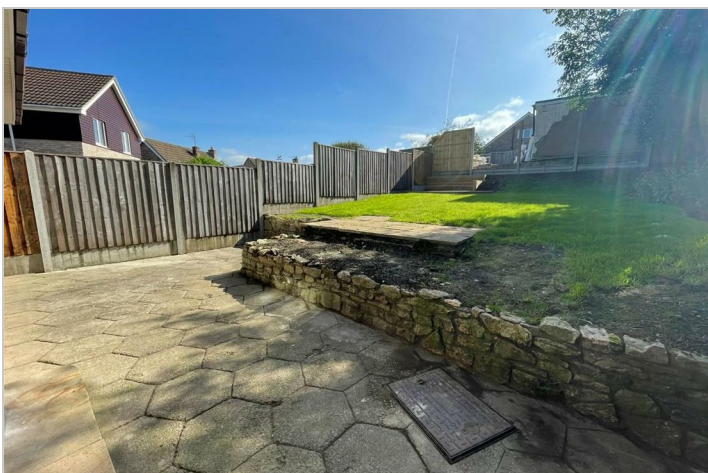
Outside

To the front, lawn and off road parking for several vehicles leading to two garages with up and over doors. To the rear enclosed garden with patio, lawn, shed and door leading to the garage with separate cloakroom with low flush wc, and wash hand basin.

*** DOUBLE GARAGE *** Offered with vacant possession and no onward chain we are delighted to offer for sale this well positioned semi detached house in the popular location of Norman Hill. Upgraded by our sellers the property offers good size accommodation comprising of entrance hallway, spacious lounge/dining room, newly fitted kitchen, downstairs cloakroom and on the first floor three bedrooms and modern bathroom. With ample off road parking to the front leading to two garages and an enclosed rear garden viewings are highly recommended.

Norman Hill is well positioned for access to both Cam Village and the market town of Dursley with its full range of day to day shopping, schooling and recreational facilities, to include Sainsbury's Supermarket, leisure centre/sports studio/swimming pool and Rednock Secondary School. The area is ideal for commuters with the A38 and M5 motorway being easily accessible providing excellent routes to the larger centres of Bristol, Gloucester and Cheltenham. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Semi Detached House
- Three Bedrooms
- Lounge/Dining Room
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Newly Laid Flooring Throughout
- Double Glazing
- Enclosed Garden
- Two Garages with Ample Off Road Parking
- No Onward Chain



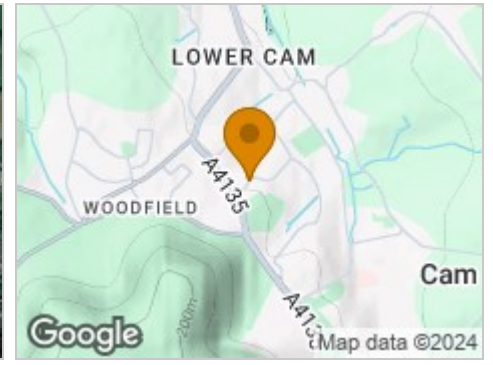
Road Map



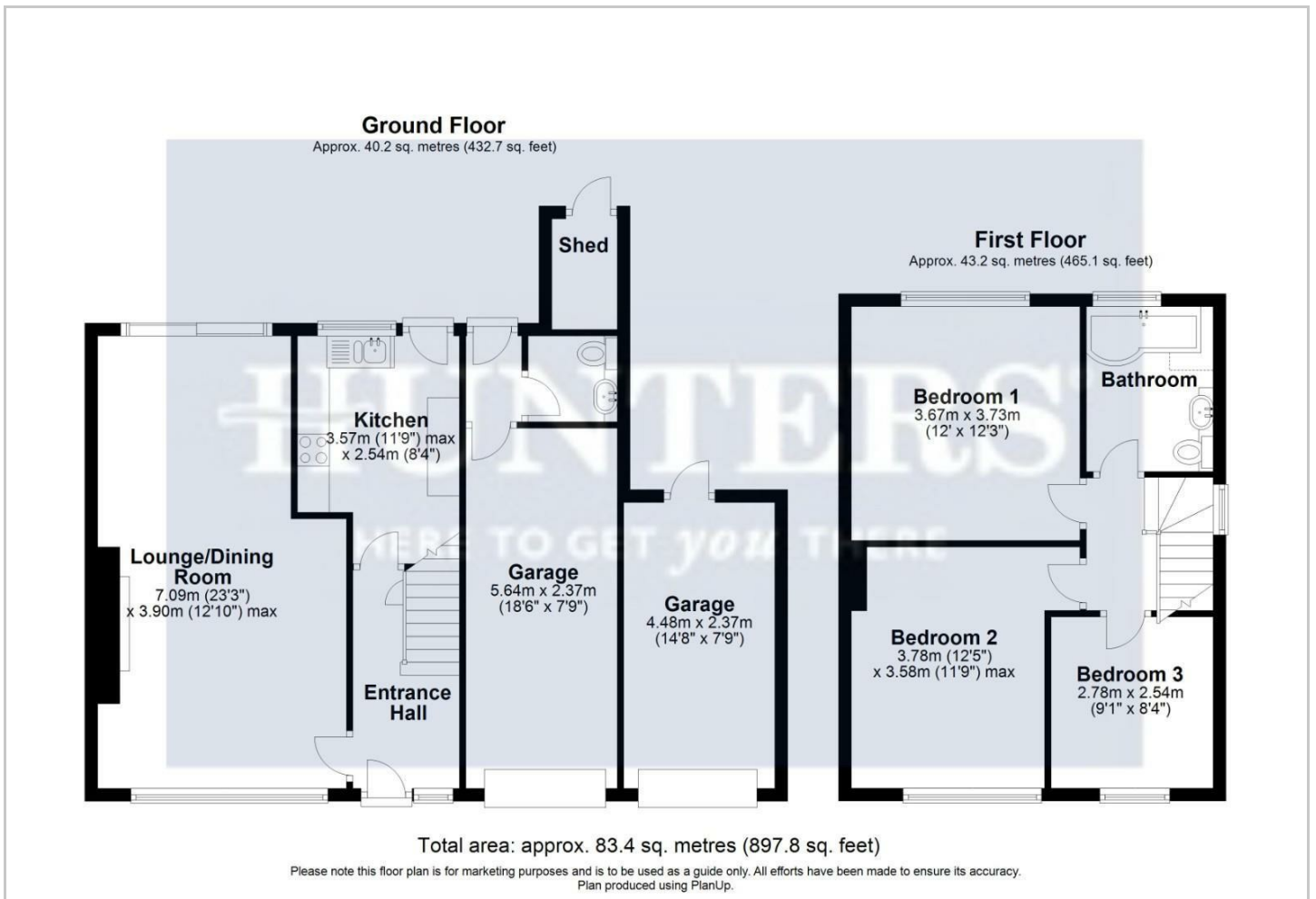
Hybrid Map



Terrain Map



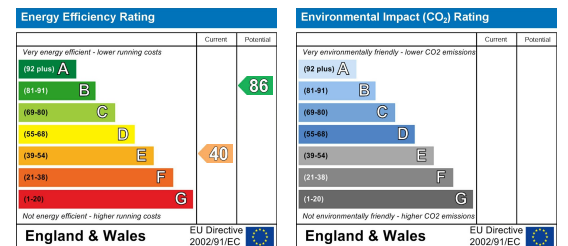
Floor Plan



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.