

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



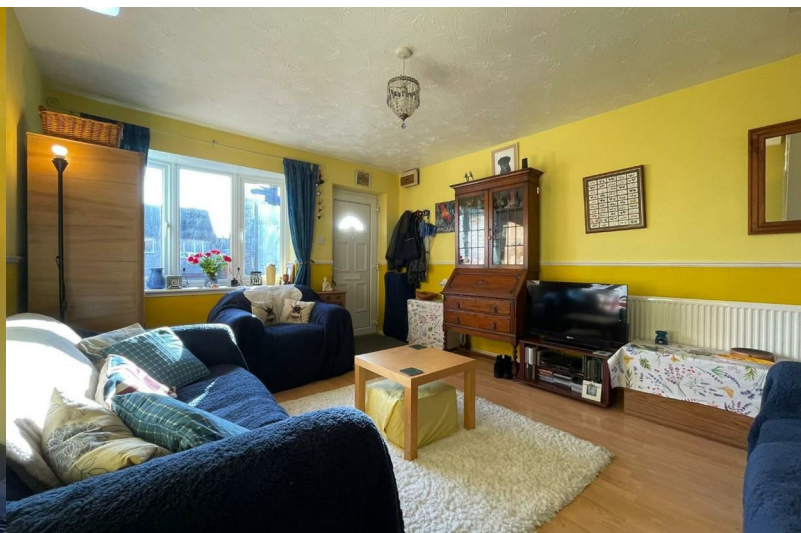
36 Union Street

Dursley, GL11 4JT

Guide Price £225,000



Council Tax: B





# 36 Union Street

Dursley, GL11 4JT

Guide Price £225,000



## Entrance

Via front door into lounge.

## Lounge/Dining Room

15'6 x 11'11 (4.72m x 3.63m)

Double glazed window to front, radiator, stairs to first floor landing, laminate flooring.

## Kitchen

11'11 x 8'2 (3.63m x 2.49m)

Fitted with a range of units with worktop surfaces over and drawers and cupboards under, matching wall storage cupboards, stainless steel sink and drainer unit, fitted oven and gas hob with extractor over, breakfast bar, wall mounted Vaillant gas boiler, space for tall fridge/freezer and washing machine, space for tumble dryer, radiator, newly fitted suspended Oak flooring and window and doors to rear garden.

## First Floor Landing

From the lounge/dining room stairs lead to first floor landing with doors to:

## Bedroom One

12' x 8'10 max (3.66m x 2.69m max)

Double glazed window to rear, radiator, fitted mirrored wardrobe.

## Bedroom Two

12' x 9'4' max (3.66m x 2.84m' max)

Double glazed window to front, radiator.

## Bathroom

Fitted suite with panelled bath with mixer tap, shower, WC, pedestal wash hand basin, radiator, extractor fan, part tiled walls.

## Outside Front

There are steps leading to front garden.

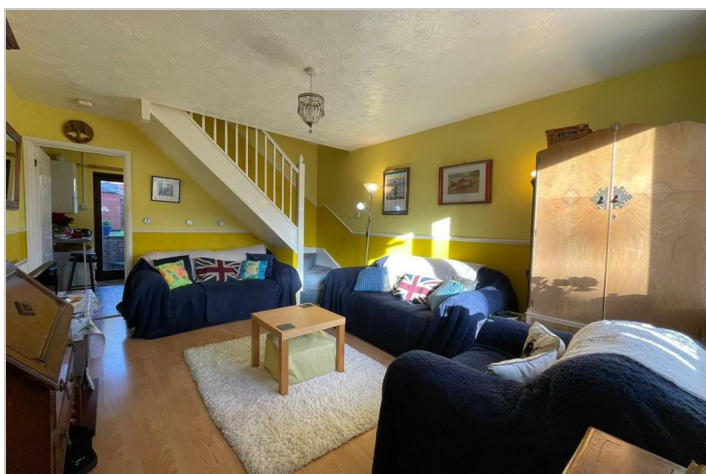
## Outside Rear

There are two allocated parking spaces to rear, patio, lawn, shed and panelled fencing.

We are pleased to offer to the market this two bedroom mid terraced home situated in the popular area of Union Street. The accommodation comprises of kitchen and lounge/diner on the ground floor and two bedrooms and bathroom on the first floor. The property benefits from gas central heating, double glazing and two off-road parking spaces to the rear.

Being close to Dursley Town Centre there is easy access to retail shops, cafes, public houses, primary and secondary schools, doctors, dentists and library. For those needing to commute to the larger centres of Bristol, Gloucester and Cheltenham the A38 and M4 motorway are within easy reach and there is a mainline train station at Box Road, Cam providing links to London Paddington via Gloucester or Bristol.

- Mid Terrace Property
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom
- Rear Gardens
- Allocated Parking Spaces
- Gas Central Heating & Double Glazing





Road Map



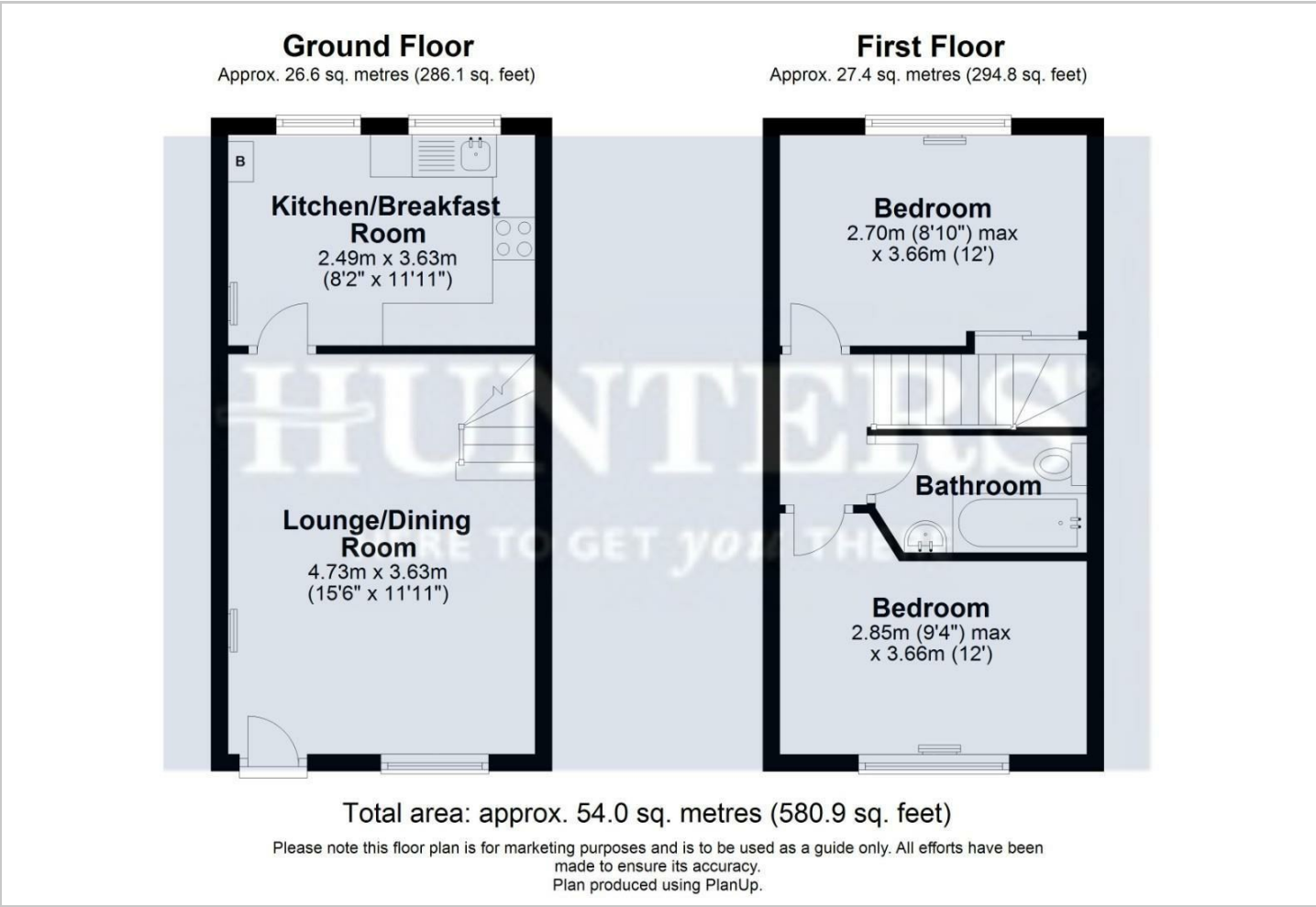
Hybrid Map



Terrain Map



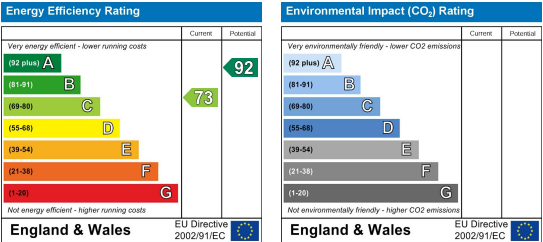
Floor Plan



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.