

# HUNTERS®

HERE TO GET *you* THERE

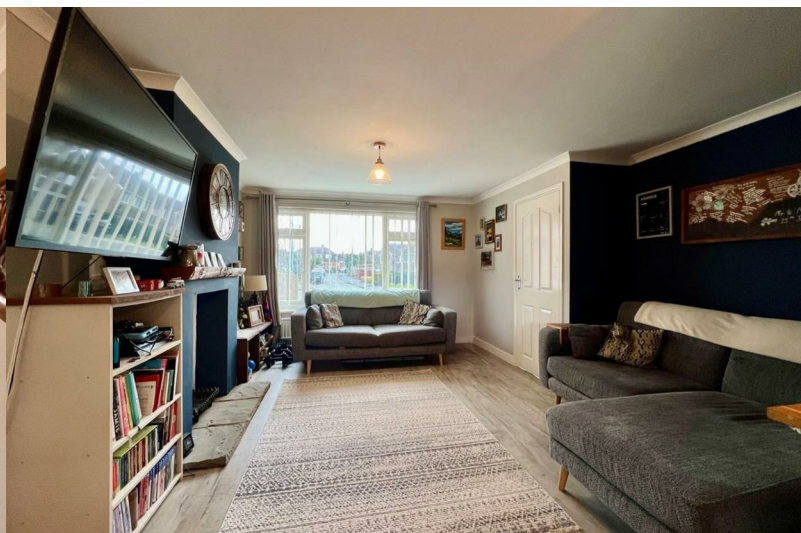


## 36 Meadowvale

Dursley, GL11 6HJ

Guide Price £318,500

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Council Tax: C





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## Entrance

Via UPVC front door leading to entrance hallway with stairs to first floor landing.

## Open Plan Kitchen/Dining/Living Room

### Living/Dining Room Area

With UPVC window to front, radiator, feature fireplace and leading to the dining area with radiator and UPVC framed double glazed sliding door to garden, opening to:

### Kitchen/Breakfast Room

Fitted with a range of modern Shaker style wall and base units with worktop surfaces over, breakfast bar, built-in microwave, oven and induction hob with extractor fan over, sink and drainer unit, space and plumbing for washing machine, space for tall fridge/freezer, tiled flooring, tiled splash-backs, inset ceiling spotlights, UPVC window to rear.

### First Floor Landing

From the entrance hallway stairs lead to first floor landing with loft access, window to side, radiator.

### Bedroom One

UPVC window to front, built-in storage, radiator.

### Bedroom Two

UPVC window to rear, built-in storage, radiator.

### Bedroom Three

UPVC window to rear, built-in storage, radiator.

### Bathroom

Fitted with a white suite comprising p-shaped bath with shower over and glazed screen, tiled flooring, part tiled walls, inset ceiling spotlights, wc, pedestal

wash hand basin, towel rail, UPVC frosted window, extractor fan.

### Outside Rear

To the rear is a decked patio seating area, raised flower borders, an area of astro turf, fence boundaries and side access leading to:

### Garage/Workshop

With power and light and side courtesy door.

### Outside Front

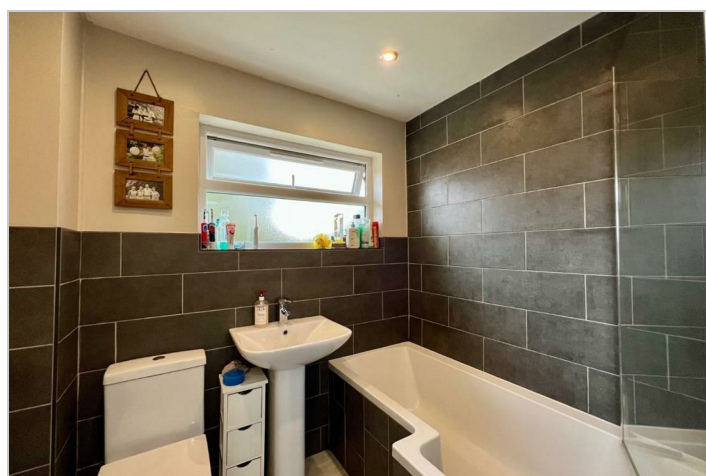
To the front is a block paved driveway providing parking for several cars and leading to the garage/workshop and side gate to rear.

Hunters are pleased to offer this well presented three bedroom semi detached house located in a quiet cul-de-sac in Meadowvale, Dursley. The house briefly comprises of the following; modern open plan kitchen/dining/living room, enclosed garden with decking area and astro turf. Upstairs, there are three bedrooms all with built-in storage, modern bathroom and loft access.

Further benefits include, large garage/workshop with power and light, blocked paved driveway, UPVC windows and gas central heating.

Meadowvale is located in a well established residential area which is well placed for access to Cam Village and Dursley Town where there is a good range of day to day retailers, doctors, dentists and leisure facilities within easy reach. For those needing to commute to the larger centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway are close by and there is a mainline train station at Box Road, Cam providing links to London Paddington via Gloucester.

- Semi Detached Property
- Three Good Size Bedrooms With Built-in Storage
- Enclosed Rear Garden
- Driveway Parking
- Modern Open Plan Kitchen/Dining/Living Room
- Family Bathroom
- Large Garage/Workshop
- New Roof





Road Map



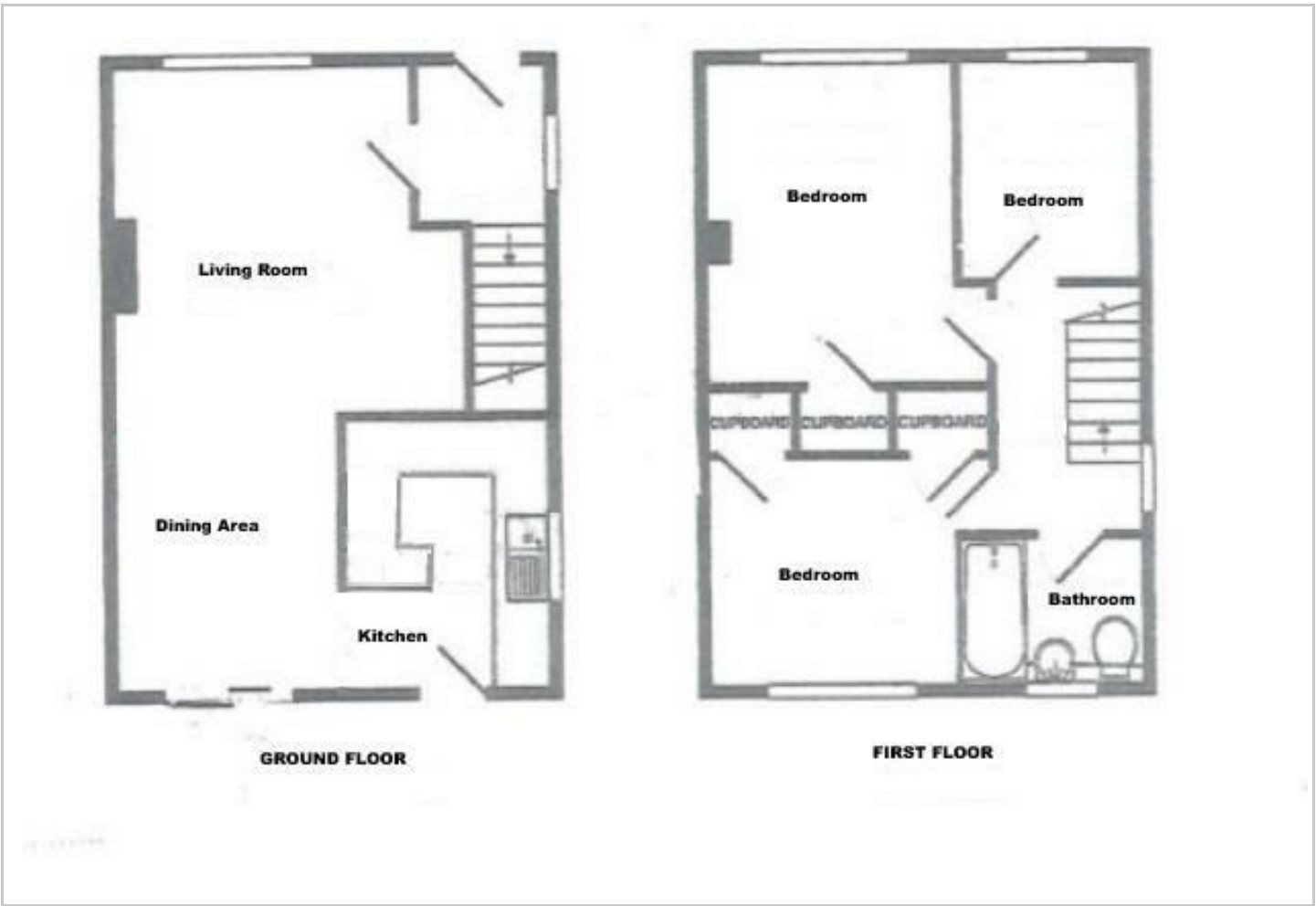
Hybrid Map



Terrain Map



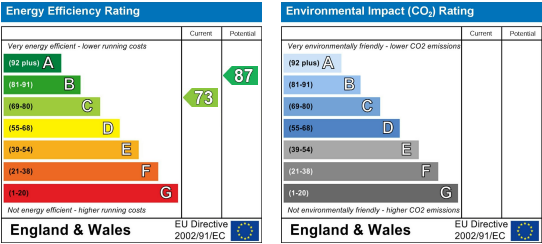
Floor Plan



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.