

HUNTERS[®]

HERE TO GET *you* THERE



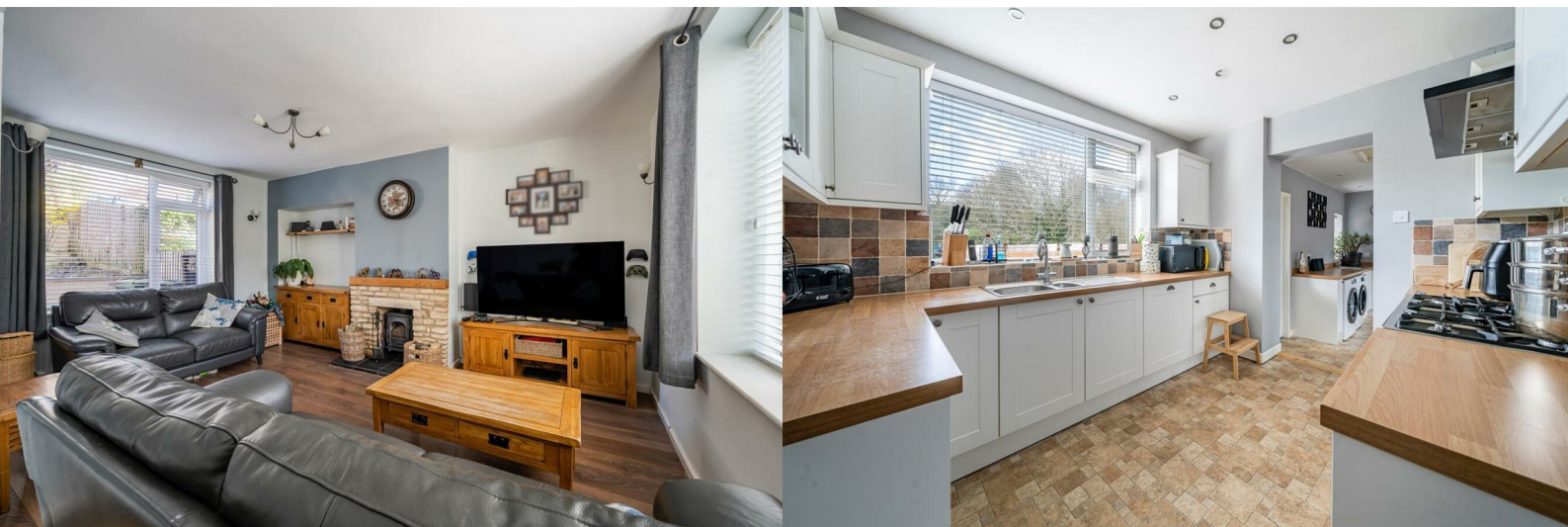
36 St. Georges Road

Dursley, GL11 4DW

Guide Price £300,000



Council Tax: B



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Entrance Porch

Via UPVC front door to entrance hallway.

Entrance Hallway

Dog-leg staircase leading to first floor landing, understairs storage, tiled flooring, radiator.

Bathroom

Fitted with a modern suite comprising p-shaped bath with shower over and glazed shower screen, WC, pedestal wash hand basin, chrome towel radiator, UPVC frosted window window to front, tiled walls and tiled flooring.

Reception Room

UPVC windows to front and rear, two radiators, feature fireplace with woodburning stove.

Kitchen

Fitted with wall and base units with laminate work-surfaces over, stainless steel sink and drainer unit, UPVC window to rear, range cooker with extractor over, space for dishwasher, radiator, inset ceiling spotlights.

Utility Room

Fitted with wall and base units with laminate work-surfaces over, sink and drainer unit, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, radiator, inset ceiling spotlights, UPVC window and door leading to front, two windows to rear, door leading to rear garden.

First Floor Landing

From the entrance hall stairs lead to first floor landing with airing cupboard and access to part boarded loft space with ladder.

Cloakroom

Frosted window to front, wash hand basin and WC.

Bedroom One

Dual aspect UPVC windows to front and rear, radiator, built-in storage.

Bedroom Two

Dual aspect UPVC windows to front and rear, two radiators.

Bedroom Three

UPVC window to rear, radiator.

Outside Front

Driveway offering ample offroad parking with front landscaped garden.

Outside Rear

To the rear an enclosed garden with panelled fencing, seating areas and lawn area.

Agents Note:

PRC Certificate available.

A beautifully presented three bedroom semi-detached house with rear views of open Woodland. The property has been extended to provide spacious ground floor accommodation to include, a modern kitchen leading to extension which is set up as a utility room but could easily be a dining room or separate study. The entrance hall is generous with front porch and under stairs storage, plus a modern family bathroom and lounge with dual aspect windows. Upstairs there are three double bedrooms, built-in airing cupboard and loft access which has been boarded to provide plenty of storage.

The rear garden has been landscaped and is perfect for entertaining with outside shed and direct access onto the footpath, ideal for either a leisurely stroll or taking the dogs out. The property benefits from a driveway at the front providing parking for multiple vehicles.

Dursley Town Centre offers a good range of day to day retailers including a 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.

- Semi-Detached House
- Modern Kitchen
- Three Bedrooms
- First Floor Cloakroom
- Enclosed Rear Garden
- Lounge With Woodburning Stove
- Separate Utility
- Downstairs Bathroom
- Driveway Providing Ample Parking



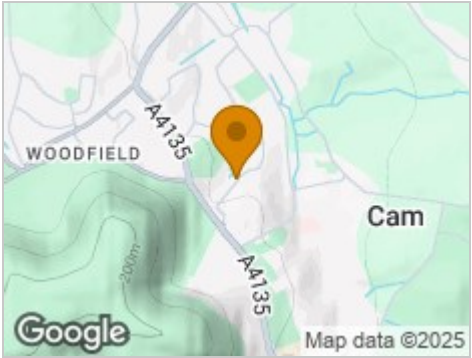
Road Map



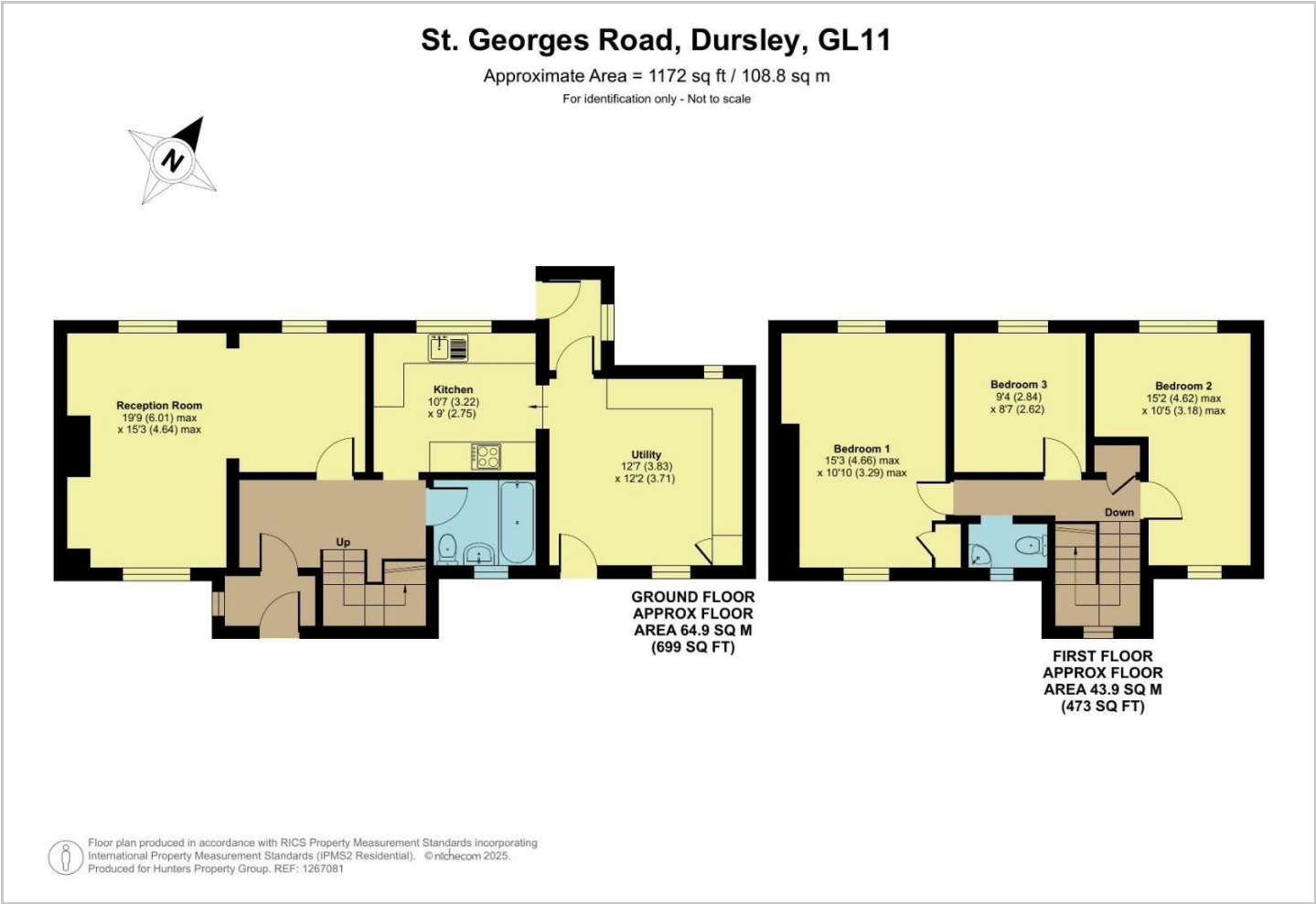
Hybrid Map



Terrain Map



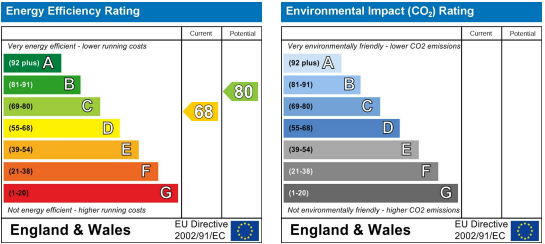
Floor Plan



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.