

HUNTERS®

HERE TO GET *you* THERE



31 The Crescent

Tiltdown, Dursley, GL11 5QS

Guide Price £289,950



Council Tax: C



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Entrance Porch

Via glazed door, tiled flooring, glazed door to:

Entrance Hall

Stairs to first floor landing, radiator, laminate flooring, understairs cupboard, doors to:

Lounge

Window to front aspect, stone fireplace with open fire, radiator.

Dining Room

Window to rear aspect, radiator, laminate flooring, serving hatch.

Kitchen

Window to side aspect with views, range of wall and base units with work-surfaces, laminate flooring, one and a half bowl stainless steel sink unit with mixer tap, freestanding oven, washing machine and fridge, pantry, tiled splash-back, glazed door to:

Lobby

Glazed door to garden, tiled flooring, doors to:

Cloakroom

Window to rear aspect, WC, pedestal wash hand basin, laminate flooring.

Garage

Metal up and over door, window to side aspect, power and light, shelving, work-bench, overhead storage.

First Floor Landing

From the entrance hall stairs lead to first floor landing with window to side aspect with views to Cam Peak, access to loft space, doors to:

Shower Room

Window to side aspect, WC, pedestal wash hand basin, radiator, shower with mains shower, part tiled walls.

Bedroom

Window to rear aspect, radiator, cupboard housing Ideal boiler with shelving.

Bedroom

Window to front aspect, radiator, fitted wardrobe with storage above.

Bedroom

Window to front aspect, radiator.

Outside Front

Enclosed by walling and fencing with wrought iron gates leading to the garage with driveway parking, lawned area with plants and shrub borders, path to front door, path leading to the rear garden.

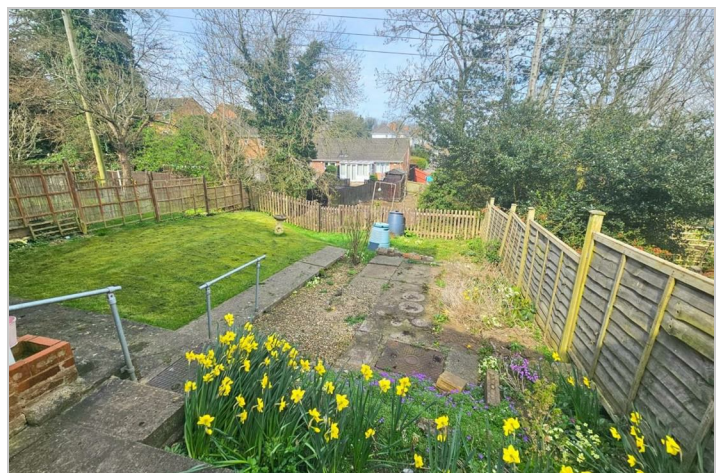
Outside Rear

Steps lead down to a good size rear garden with lawned area and various shrubs and flowers, coal bunker door to undercroft area, enclosed by fencing with an open aspect of established trees.

Owned by the current vendors for over 50 years and in need of modernisation, this 1950's semi detached property offers good sized accommodation throughout. Arranged over two floors the property comprises, entrance porch leading to the entrance hallway. The living room, separate dining room and kitchen also lead from the hallway. There is also a useful side porch with cloakroom. The first floor has a good size landing access with doors leading to three bedrooms and shower room. Outside the property is approached via wrought iron gates giving access to the driveway which in turns leads to the single garage. The front garden has a lawned area with picket fencing. The established rear garden, with lawned area, has gated access leading to the front of the property. Offered for sale with no onward chain a viewing is recommended.

Cam is an excellent commuting point for those travelling to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- 1950's Semi Detached Family Home
- Entrance Porch and Entrance Hallway
 - Kitchen and Cloakroom
 - Shower Room
- Driveway Parking and Garage
- In Need of Modernisation
- Lounge and Separate Dining Room
 - Three Bedrooms
- Established Front and Rear Gardens
 - No Onward Chain



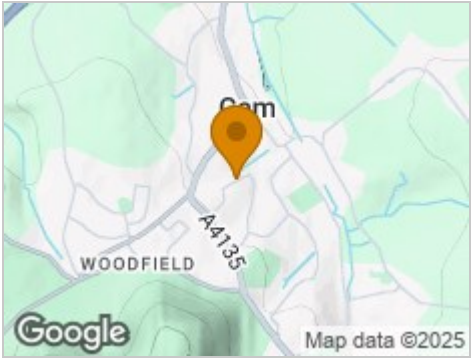
Road Map



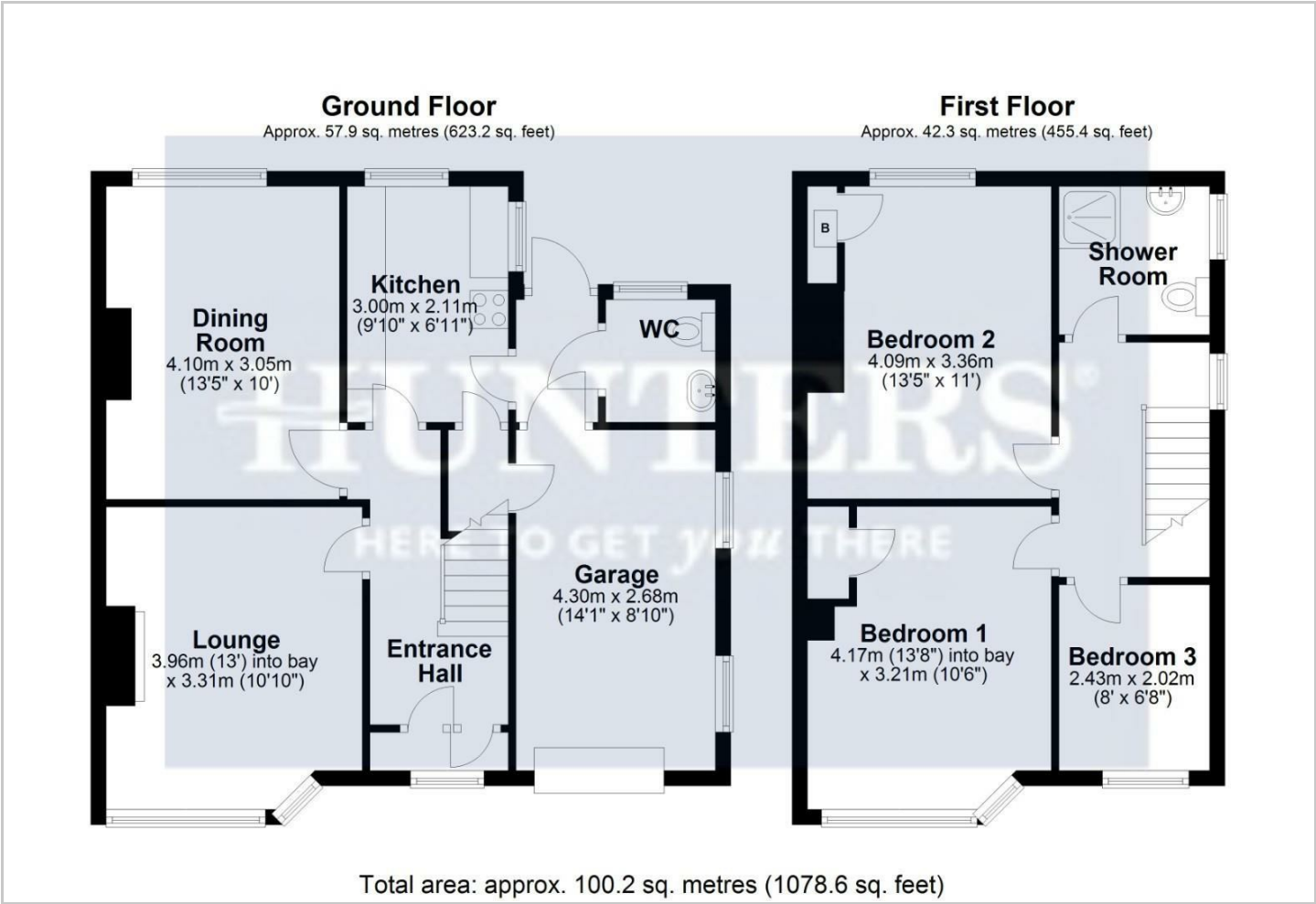
Hybrid Map



Terrain Map



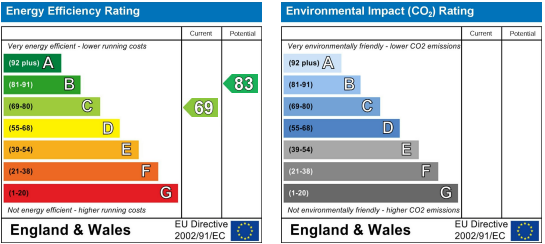
Floor Plan



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.