



13 Elm Grove, Dursley GL11 5RQ

HUNTERS
EXCLUSIVE



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With ready to move into accommodation this spacious detached home offers good size rooms with the added benefit of additional living with a separate snug/former garage comprising of living/bedroom and shower room. With ample off road parking to the front, the property is approached with an entrance porch leading into entrance hallway, downstairs cloakroom, spacious living room to the front with bay window and doors leading into the separate dining room. Fitted Kitchen with a good range of storage units and appliances. On the first floor a spacious landing giving access to four bedrooms and a good size bathroom with separate shower.

Outside to the front a drive way providing off road parking leading to timber workshop. Access to the side leading to the rear enclosed garden.

Conveniently located close to Cam Village and Dursley Town Centre close to all local amenities and easy access for those commuters requiring access to the A38 and M5 motorway giving easy access to Bristol, Gloucester and Cheltenham. There is also a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

Guide Price £500,000





Entrance Porch

Double glazed window to the side, tiled flooring and half glazed frosted door leading into:

Hallway

Stairs leading to the first floor, radiator and window to the side.

Cloakroom

Low flush wc, corner wash hand basin with mixer tap, heated towel rail and frosted window.

Living Room

A spacious room with double glazed bay fronted window, coved ceiling, gas wall mounted fire, radiator and sliding doors leading into dining room.

Dining Room

Double glazed French doors with glazed side panels opening onto the rear patio, radiator and coved ceiling.

Kitchen

Fitted with a good range of units with worktop surfaces, one and half bowl



ceramic sink unit with drainer and mixer tap, fitted fridge/freezer, fitted double oven, fitted microwave, fitted hob with extractor hood over, spaces for dishwasher and washing machine, part tiled walls. Radiator, window to the side with door leading into the garden.

First Floor Landing

Stairs from the hallway leading to the first floor landing with window to the side, loft access and radiator.

Bedroom One

Window to the rear, radiator and fitted wardrobes.

Bedroom Two

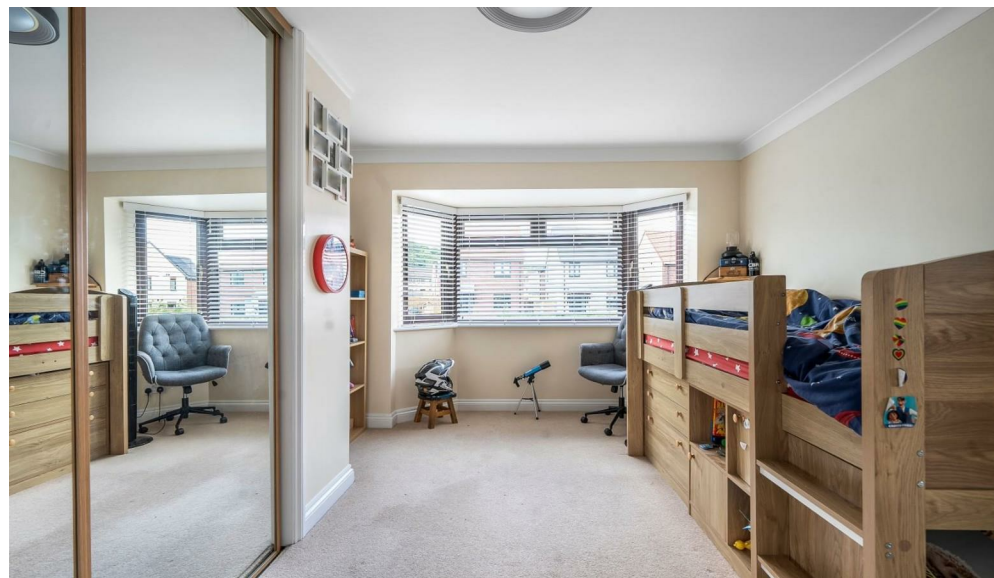
Bay window to front with fitted wardrobes and radiator.

Bedroom Three

Window to front and radiator.

Bedroom Four

Window to side and radiator.



Bathroom

Good size bathroom suite with panelled bath, separate shower cubicle, built-in vanity unit with inset wash hand basin with mirror over and WC, part tiled walls, frosted window and radiator.

Outside

Five bar gate leading to the front with ample off road parking, outside timber workshop with power and light. A former garage which sellers have converted to a separate living/snug ideal for elderly relative or young adult currently used as an 'Airbnb' with separate door leading into the bedroom/living space beautifully decorated with power, light and heating, sliding door leading to the fitted shower room with low flush wc, wash hand basin and fully tiled shower cubicle. Side access leading to the rear enclosed garden with good size patio, lawn and Summerhouse/outside office with power and light.





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Downstairs Cloakroom
- Good Size Bathroom
- Separate Living/Snug
- Enclosed Rear Garden
- Ample Off Road Parking
- Outbuilding/Workshop

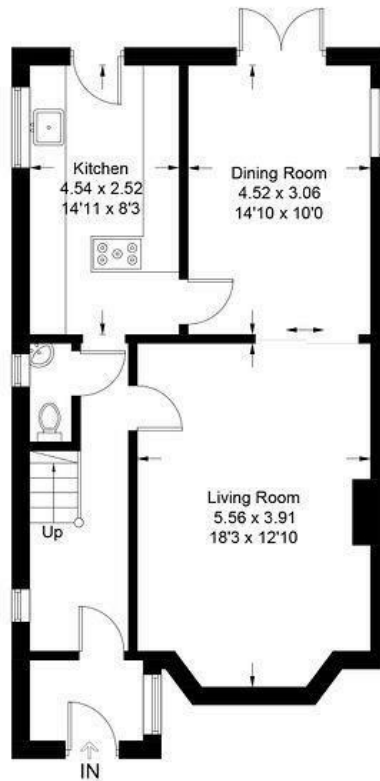
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

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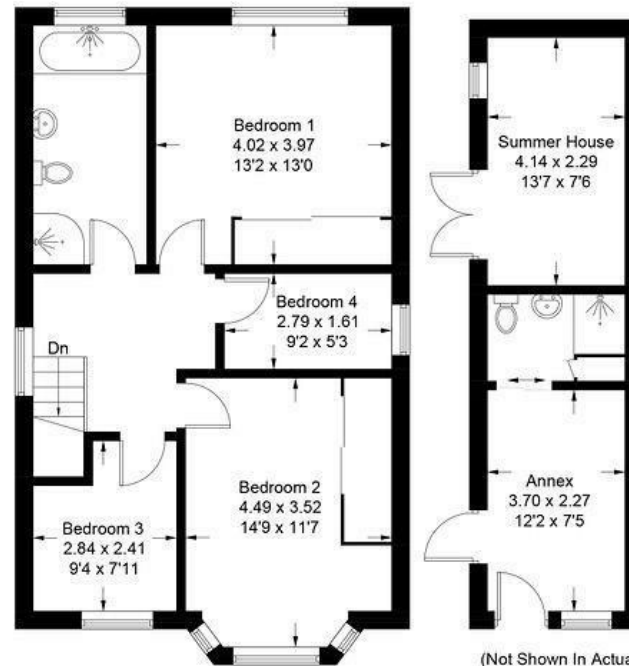
Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft

Outbuildings = 39.5 sq m / 425 sq ft
(Including Annex)

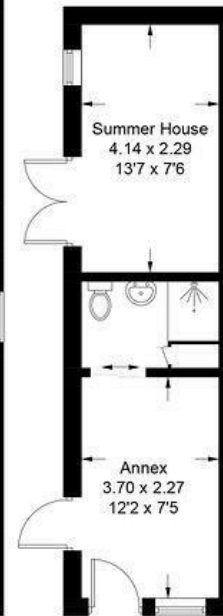
Total = 160.1 sq m / 1723 sq ft



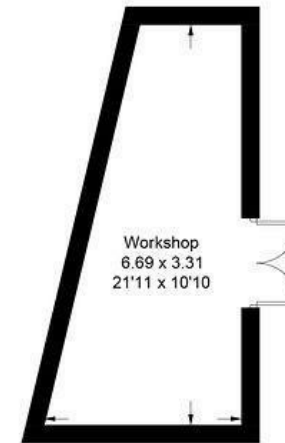
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1210772)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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