



10 Upper Poole Road, Dursley, GL11 4JY

Semi Detached Family Home | Elevated Position Close to Town Centre | Three Bedrooms Plus Study/Bedroom Four | Two Receptions & Conservatory | Kitchen | Bathroom With Shower & Cloakroom | GCH & Double Glazing | South Facing Gardens & Garage

Guide Price: £240,000

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HERE TO GET *you* THERE

10 Upper Poole Road, Dursley, GL11 4JY

This spacious four bedroomed town house occupies a prominent position with far reaching views across Dursley town towards Cam Peak and Long Down. This property would ideally suit someone working from home having a versatile office/study/bedroom four on the ground floor. With accommodation arranged over three levels including two reception rooms, kitchen, cloakroom, conservatory and shower room.

The property has gas fired central heating and double glazing with attractive south facing rear gardens with both decked and paved patio areas, lawns and rear access to the garage with an up-and-over door and is well positioned within walking distance of the Town Centre with a Sainsburys supermarket, an excellent range of day to day retailers, cafes and restaurants and Dursley Sports Centre/swimming pool. There are excellent Primary and Secondary Schools and the area is surrounded by scenic countryside with lovely walks and rides being close to the renowned Cotswold Way.

There are excellent communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and a mainline train station at Box Road, Cam serving London Paddington via Gloucester.

COUNCIL TAX BAND - D

ENTRANCE

UPVC framed door leading to the entrance porch with glazed door leading to the entrance hall with panelled radiator.

CLOAKROOM/WC

Having a low level WC, wash hand basin, automatic air extractor fan and panelled radiator.

STUDY/BEDROOM FOUR

3.48m (11' 5") x 3.45m (11' 4")

With a panelled radiator, useful storage cupboard and double glazed window to the front.



STAIRS LEADING TO FIRST FLOOR LANDING

LOUNGE

4.50m (14' 9") x 3.53m (11' 7")

With a panelled radiator, TV aerial socket, two UPVC framed double glazed windows to the front with views towards Cam Peak and Longdown.



DINING ROOM

2.87m (9' 5") x 2.26m (7' 5")

With a panelled radiator and double glazed window to the rear.



KITCHEN

2.84m (9' 4") x 2.16m (7' 1")

With a range of fitted Oak fronted base units incorporating worktop surfaces with drawers and cupboards under, matching wall storage cupboards, single drainer stainless steel sink unit, built-in oven and four ring gas hob unit with cooker hood over. Having a ceramic tiled floor, panelled radiator, UPVC framed double glazed window and matching door to the rear garden, Potterton gas fired boiler supplying central heating and domestic hot water circulation.



CONSERVATORY

3.05m (10' 0") x 2.74m (9' 0")

With an electric panelled radiator, UPVC framed and double glazed.

STAIRS LEADING TO SECOND FLOOR

BEDROOM ONE

4.06m (13' 4") x 2.59m (8' 6")

With a range of fitted wardrobes with overhead storage cupboards and built-in wardrobe, airing cupboard with hot water storage tank, panelled radiator and UPVC framed double glazed window to the front with fantastic views.



BEDROOM TWO

3.48m (11' 5") x 2.57m (8' 5")

With a panelled radiator and double glazed window overlooking the rear gardens.



BEDROOM THREE

2.59m (8' 6") x 1.83m (6' 0")

With a panelled radiator and UPVC framed double glazed window to the front with fine views.



BATHROOM

Having a walk-in shower enclosure with a glazed shower screen and Mira electric shower unit, vanity wash hand basin, low level WC, chrome ladder radiator and UPVC framed frosted window.

OUTSIDE

To the front there is an attractive mature garden with a variety of fuchsia and hydrangea bushes.

The rear gardens have a sunny south facing aspect with lawns, patio and decked terraced areas, shrubs, bushes and borders.

There is a side pedestrian access and rear pedestrian access to the garage with an up-and-over door and driveway parking to the front



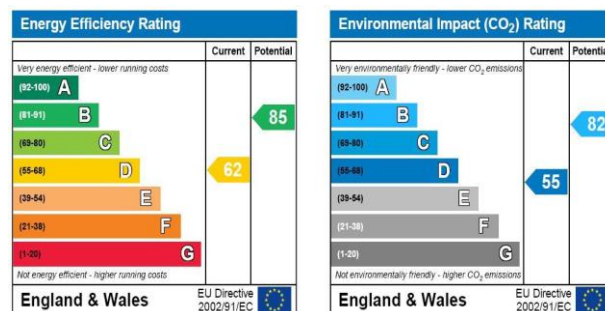
DECKED TERRACE



VIEWS



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: closed

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.

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