



11 Garden Suburb, Dursley, GL11 4EL

Extended Older Style Family Home | Three Double Bedrooms | Sitting Room | Through Lounge/Dining Room | Fitted Kitchen | Cloakroom/Utility | Bathroom With Shower | GFCH & UPVC Double Glazing | Well Stocked Gardens | EPC: D

Asking Price: £235,000

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This deceptively spacious older style terraced family home has been extended to the rear and enlarged by way of a roof conversion providing three double bedroomed accommodation. On the ground floor there is an entrance hall with tiled floor leading to a cloakroom/utility. There is a separate sitting room with Victorian style fireplace and 21ft through lounge/dining room which leads to the fitted kitchen with Rangemaster range cooker.

On the first floor there are two double bedrooms and recently refurbished bathroom with shower and there is a spacious attic bedroom on the second floor with dormer window to the rear with extensive views towards Cam Peak and Long Down. The property has gas fired central heating and double glazing and has been sympathetically modernised including original fireplaces and a lovely woodburning stove in the through lounge/dining room. There are French doors leading out onto good sized rear gardens which have been mainly cultivated for vegetables by the current owners.

Garden Suburb is conveniently located only a short walk from the bustling town centre of Dursley with its full range of shopping, schooling and recreational facilities, Sainsburys supermarket and leisure centre/swimming pool. It is also only a few minutes walk from Rednock Secondary School and there are excellent communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and there is a mainline train station at Box Road Cam, serving Bristol and London (Paddington) via Gloucester.

COUNCIL TAX BAND - A

ENTRANCE HALL

Canopy entrance porch with glazed front door to entrance hall with ceramic tiled floor, twin panelled radiator and useful understairs storage recess, currently used as a study area.

CLOAKROOM/UTILITY

Having single drainer stainless steel sink unit, base units with drawers and wall storage cupboards. Fitted shelving, plumbing for automatic washing machine, automatic air extractor fan and low level WC.

SITTING ROOM

3.40m (11' 2") x 3.05m (10' 0")

With wood laminate flooring, attractive Victorian fireplace and UPVC framed double glazed window to front.



THROUGH LOUNGE/DINING ROOM

6.45m (21' 2") x 3.20m (10' 6")

With attractive fireplace with wood surround and inset Clear View multi-fuel woodburning stove with flagstone hearth. Wood laminate flooring, twin panelled radiator, TV aerial socket, UPVC framed double glazed French doors leading to rear garden.



DINING ROOM AREA



KITCHEN

4.04m (13' 3") x 2.44m (8' 0")

With a range of recently fitted white gloss base units incorporating worktop surfaces with drawers and cupboards under and inset single drainer one and a half bowled sink unit. Matching wall storage cupboards, Rangemaster cooker with double ovens and five burner hob unit with splashback and Rangemaster cooker hood. Cupboard housing Worcester Bosch gas fired combination boiler supplying central heating and domestic hot water circulation, space for fridge/freezer, ceramic tiled floor, downlighters and UPVC framed double glazed window to rear.



FIRST FLOOR LANDING

From the entrance hall there is a staircase to first floor landing.

BEDROOM ONE

4.06m (13' 4") x 3.25m (10' 8")

With attractive Victorian style fireplace, UPVC framed double glazed window to rear with extensive views.



BEDROOM TWO

3.18m (10' 5") x 3.10m (10' 2")

With Victorian style fireplace, panelled radiator and UPVC framed double glazed window to front.



BATHROOM

Having panelled bath with shower unit and glazed shower screen, vanity wash hand basin and low level WC. Victorian style fireplace, wood effect lino flooring and UPVC framed double glazed window.



SECOND FLOOR

From the first floor landing there is a staircase to second floor with velux roof light window.

ATTIC BEDROOM

4.32m (14' 2") x 3.96m (13' 0")

A spacious double bedroom with dormer windows to the rear with UPVC framed double glazed units and extensive countryside views. There are under eaves storage cupboards and twin panelled radiator.



OUTSIDE

There are easily managed enclosed gravelled front gardens. The rear gardens have gravelled patio and are mainly laid to productive vegetable gardens with grass and hedged boundaries.



VIEW



ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

Hunters 18 Parsonage Street, Dursley,
Gloucestershire, GL11 4EA 01453 542395
dursley@hunters.com

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Registered Office: Prospect House, 5 May Lane, Dursley, Gloucestershire, GL11 4JH

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