

HUNTERS[®]

HERE TO GET *you* THERE



1 Library Terrace

Dursley, GL11 4JJ

Guide Price £255,000



Council Tax: C



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Offered with no onward chain and vacant possession, we are pleased to offer this well presented modern town house offering well planned accommodation including entrance hall, downstairs cloakroom, fitted kitchen with all appliances, lounge and conservatory leading onto the rear patio garden. On the first floor, two bedrooms with ensuite to bedroom one and main bathroom and on the second floor double bedroom with ensuite shower room. With double glazing throughout and gas fired central heating the property also has an enclosed rear garden with storage shed and allocated parking. The property is conveniently situated within a very short walk of the market town of Dursley which offers a wide range of amenities including shops, doctors, dentists, library and leisure centre/swimming pool.

- **End Terrace House**
 - **Kitchen**
 - **Three Bedrooms**
 - **Patio Garden**
- **Arranged Over Three Floors**
- **Entrance Hall & Cloakroom**
 - **Lounge & Conservatory**
 - **Bathroom & Two En-Suites**
 - **Allocated Parking Space**
 - **EPC Rating - C**

Entrance Hall

UPVC front door leading to the entrance hall with staircase leading to the first floor landing, doors to kitchen, cloakroom and lounge.

Cloakroom

Having WC, wash hand basin and fuse box.

Kitchen

12'0" x 5'1" (3.66m x 1.55m)

Having a range of wall and base units with laminate worktops over, sink and drainer. Gas hob, oven and extractor over, integrated fridge/freezer and dishwasher, Ideal combination boiler, UPVC double glazed window and laminate flooring.

Lounge

12'9" x 12'9" (3.91m x 3.91m)

Having UPVC double doors leading to the conservatory, carpets, radiator and under stairs storage cupboard.

Conservatory

10'0" x 9'4" (3.07m x 2.87m)

UPVC double glazed units with ceiling and window blinds, carpet and door leading to the patio garden.

First Floor Landing

With staircase leading to the second floor.

Bedroom

12'9" x 9'10" (3.91m x 3.00m)

With UPVC double glazed window, ceiling light, radiator and door leading to the en-suite shower room.

En-Suite Shower Room

Suite comprising corner shower, WC and wash hand basin. Laminate flooring and UPVC double glazed window.

Bedroom

9'8" x 5'10" (2.97m x 1.80m)

With UPVC double glazed window, carpets and ceiling light.

Bathroom

Suite comprising bath with shower over, WC and wash hand basin. With UPVC double glazed frosted window and extractor fan.

Second Floor

With airing cupboard.

Bedroom

12'10 x 9'10 (3.91m x 3.00m)

With UPVC double glazed window, carpets and ceiling light.

En-Suite Shower Room

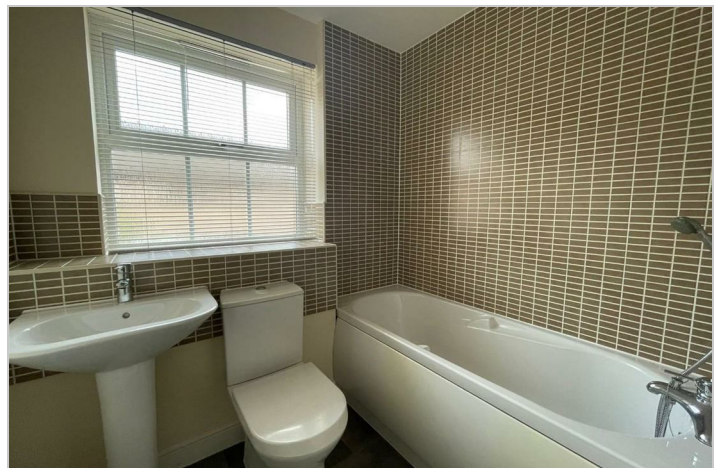
Suite comprising corner shower, WC and wash hand basin. Laminate flooring and UPVC double glazed window.

Outside

To the rear there is a patio garden enclosed with fencing. There is one allocated parking space to the rear.

Agents Note:

Please enquire of Agent regarding Management Company and related fees.



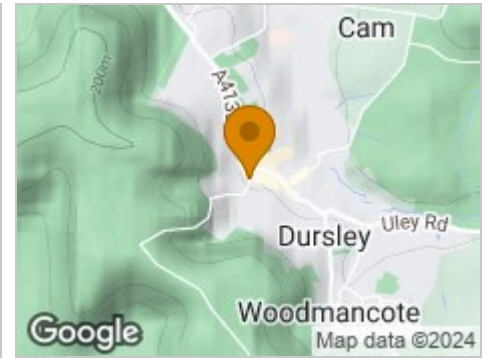
Road Map



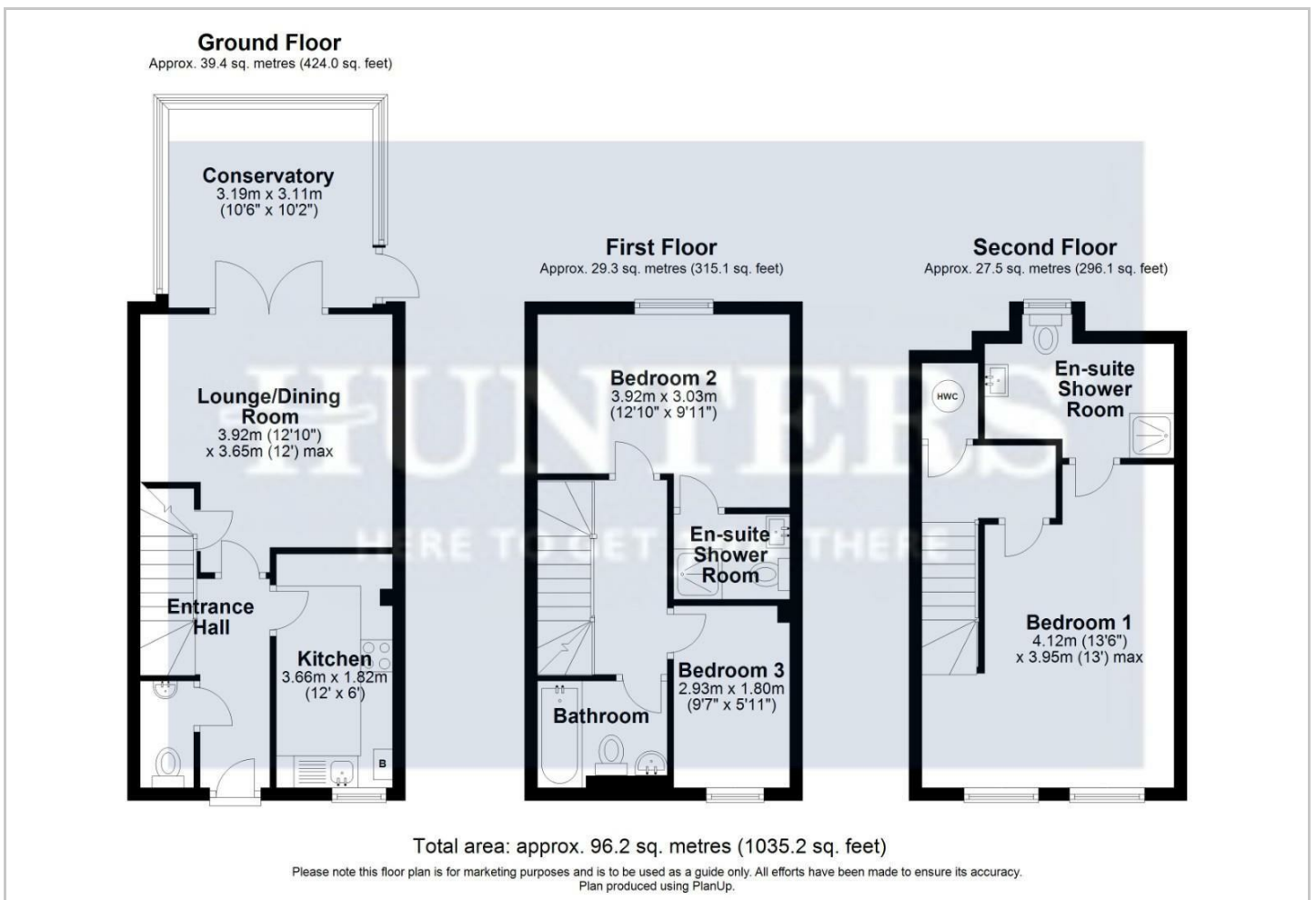
Hybrid Map



Terrain Map



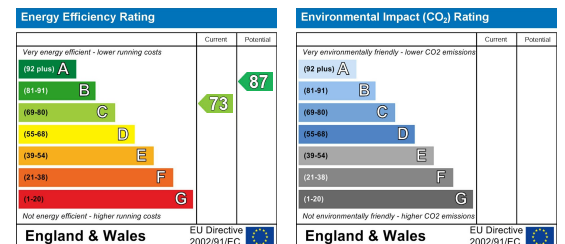
Floor Plan



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.