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36 Olive Grove, Dursley,  
GL11 4EU

Price Guide  
**£259,000**



WELL PROPORTIONED THREE BEDROOM TERRACED HOUSE, WITHIN WALKING DISTANCE TO DURSLEY TOWN CENTRE, COMPRISING: ENTRANCE PORCH, ENTRANCE HALL, SPACIOUS LOUNGE, KITCHEN/DINER, CLOAKROOM/UTILITY, THREE FIRST FLOOR BEDROOMS, BATHROOM, DRIVEWAY PARKING FOR TWO VEHICLES, ENCLOSED REAR GARDEN WITH PATIO AREA, GAS CENTRAL HEATING. ENERGY RATING D

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# 36 Olive Grove, Dursley, GL11 4EU

## DESCRIPTION

This well proportioned mid terrace property is situated in a great location within Kinghill, close to amenties and within walking distance to Dursley Town Centre. The property offers good family space throughout, comprising: upvc entrance porch, hallway, lounge, kitchen/diner, cloakroom with utility space, three first floor bedrooms and bathroom. The driveway has off street parking to the front for several vehicles and has an enclosed private garden to the rear with views of woodlands & Cam Peak. This property must be seen to be fully appreciated.

## DIRECTIONS

If travelling from Dursley town centre follow the A4135 (Kingshill Road) out of Dursley taking the fourth turning on the left into Jubilee Road, bear left again and number 36 will be found up on the left hand side almost at the top.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE PORCH

Upvc double glazed windows and door leading to:

## ENTRANCE HALL

Neat space and having radiator and stairs leading to the first floor.

## LOUNGE 4.58 into bay x 4.19 max (15'0" into bay x 13'8" max)

Double glazed bay window to front, radiator, laminate flooring and useful under stairs cupboard.

## KITCHEN/DINER 3.81 x 2.59 (12'6" x 8'6")

With a range of Oak effect base and wall units with worktops over, stainless steel sink with drainer, plumbing for washing machine, space for oven, radiator, Worcester gas boiler, UPVC double glazed windows and door accessing onto the rear garden.

## CLOAKROOM/UTILITY 2.57 x 1.22 (8'5" x 4'0")

Having white low level WC, wash hand basin, radiator, space for storage cupboards and double glazed window to rear.

## ON THE FIRST FLOOR

## LANDING

Access to roof storage space via loft hatch and ladder.

## BEDROOM ONE 4.68 x 2.75 narrowing to 2.37 (15'4" x 9'0" narrowing to 7'9")

Spacious and having built in storage cupboard, attractive picture rail, radiator and double glazed bay window to front.

## BEDROOM TWO 3.39 x 2.55 (11'1" x 8'4")

Double glazed window to rear and radiator.

## BEDROOM THREE 2.36m narrowing to 1.42m x 2.97m narrowing to 2.03 (7'8" narrowing to 4'7" x 9'8" narrowing to 6'7")

Having double glazed window to front, radiator and feature picture rail.

## BATHROOM

White suite comprising: bath with electric shower over and screen, wash hand basin with pedestal, low level WC, double glazed window to rear, radiator, fully tiled walls.

## EXTERNALLY

The front of the property has a gravelled driveway allowing for off street parking and steps leading up to entrance porch. To the rear of the property there is a patio area with pathway leading to the rear access gate, along with lawn area and borders with shrubs and trees. The rear garden is bounded by fence and hedgerow and has views of Cam Peak



## AGENT NOTES

Tenure: Freehold  
Services: All mains services are understood to be connected. Gas central heating. There is a water meter.  
Council Tax Band: B  
Broadband: Fibre to the Cabinet  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

