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3 Norman Hill, Dursley,
GL11 5RG

Price Guide
£278,000



THREE BEDROOM HOME WITH NO ONWARD CHAIN, GARAGE PLUS DRIVEWAY PARKING, TUCKED AWAY CUL-DE-SAC POSITION, CONSERVATORY/RECEPTION THREE, CANOPY PORCH, ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, SPACIOUS GARAGE, GARDENS TO FRONT AND REAR, EXTENSIVE DOUBLE GLAZING AND GAS CENTRAL HEATING.
ENERGY RATING: D.

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3 Norman Hill, Dursley, GL11 5RG

SITUATION

3 Norman Hill occupies a convenient position in this popular area midway between Cam and Dursley centres. in this sought after tucked away cul-de-sac position. Cam has a range of local retailers along with Tesco supermarket, three primary schools, and secondary schooling can be found at the nearby Rednock comprehensive school. Dursley town has a wider range of facilities including: Sainsbury's supermarket, a wide range of local retailers along with swimming pool, sports hall, library and eighteen hole golf course at Stinchcombe Hill. The property is well located for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network.

DIRECTIONS

If travelling out of Dursley proceed in a north westerly direction out of town on the A4135 proceeding straight across at the first and second mini-roundabouts, after the second mini-roundabout take the second turning on the right into The Drive and continue, taking the second turning on the left into The Crescent and then the third turning left onto Delkin Road, proceed towards the end of the road turning left onto Norman Hill and the property will be located shortly on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and is now offered to the market with no onward chain. The property is subject to first registration at Land Registry but is understood to be freehold. The property is in need of general modernisation and occupies a pleasant cul-de-sac position. The property briefly comprises; canopy porch, entrance hallway, living room, dining room, conservatory and kitchen. On the first floor there are three bedrooms and bathroom. To the rear of the property there is a lawned garden with rear access to garage which has electric roller door to front driveway providing parking for one and further lawned garden.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door, stairs to first floor, under stair storage cupboard, radiator.

LIVING ROOM 3.95m (max into bay) x 3.30m narrowing to 2.94m (12'11" (max into bay) x 10'9" narrowing to 9'7")
Double glazed bay window to front, radiator.

DINING ROOM 4.04m x 3.03m narrowing to 2.67m (13'3" x 9'11" narrowing to 8'9")
Radiator, double glazed sliding door to:

CONSERVATORY 2.97m x 2.36m (9'8" x 7'8")
Double glazed windows and French doors to garden, perspex roof.

KITCHEN 2.98m x 2.10m (9'9" x 6'10")
Fitted kitchen with base and wall units, laminated work surfaces over, space for tall standing fridge freezer, space and plumbing for washing machine, composite one and half bowl sink and drainer, electric cooker point with extractor over, radiator, storage cupboard, double glazed window to rear and double glazed door to garage.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, access to loft space which has loft ladder and light and power.

BEDROOM ONE 4.14m (max into bay) x 3.21m narrowing to 2.73m (13'6" (max into bay) x 10'6" narrowing to 8'11")
Double glazed bay window to front, fitted wardrobes, radiator.

BEDROOM TWO 4.08m x 2.60m (13'4" x 8'6")
Double glazed window to rear, built in wardrobe plus airing cupboard with gas boiler, radiator.

BEDROOM THREE 2.31m x 1.99m (7'6" x 6'6")
Double glazed window to front, radiator.



BATHROOM

Bath with mixer shower, vanity wash hand basin, low level wc, double glazed window to side, radiator.

EXTERNALLY

To the rear of the property there is a patio, brick store cupboard, tap and laid to lawn garden with wooden shed and the garden is enclosed by wood panel fencing and chain link fence. Rear uPVC door leads to GARAGE (5.63m x 2.19m) which has single glazed window to rear, light and power and electric roller door to front brick driveway providing parking for one and further laid to lawn garden

AGENT NOTES

Tenure: Understood to be freehold but subject to first registration at Land Registry.
Services: All mains services are believed to be connected.

Gas central heating.
Council Tax Band: C
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see 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.

