

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 3 Hill Court

Silver Street, Dursley, GL11 4ND

Asking Price £229,500



Council Tax: A



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## Entrance

Accessed via a shared porch and wooden front door.

## Kitchen

Upgraded by the current seller, an extensive range of fitted units with worktop surfaces, breakfast bar, sink unit with mixer tap and drainer, fitted dishwasher and fitted fridge/freezer. Space for cooker with extractor hood over, part tiled walls, deep sill window, spotlights and tiled floor with underfloor heating leading into the living area.

## Living Room

With underfloor heating, wood burner, high set window with alcove storage space.

## First Floor Landing

Accessed from the stairs with vaulted ceilings and light port. Ideal combination boiler supplying hot water and heating, Hive control unit, double glazed window and exposed timbers.

## Bedroom One

12'4" x 8'11" (3.76 x 2.72)

Two double glazed windows to front, light port with timber cover, exposed timbers and radiator.

## Bedroom Two

10'6" x 7'10" (3.20 x 2.39)

Fitted wardrobe, double glazed window to front, exposed timbers and radiator.

## Bathroom

7'11" x 5'11" (2.41 x 1.80)

Upgraded with panelled bath and shower over, part tiled walls, double sink unit with fitted unit under, low

flush wc, frosted double glazed window to rear, Velux window, heated towel rail, extractor fan, laminate flooring and inset ceiling spot lights.

## Outside

There is a shared communal garden which is mainly laid to lawn with shrub borders and patio area. This area is rented between three properties at approx £100.00 per annum per property, payable to B. Walker & Son. With two off-street parking spaces located close by.

Situated within the market town of Dursley and within walking distance of local amenities, this beautifully presented cottage has been upgraded by the current seller with the benefit of underfloor heating, new kitchen with fitted appliances and upgraded bathroom suite. Tucked away off Silver Street this cottage offers ready to move into accommodation with open plan kitchen/living accommodation on the ground floor with the added benefit of a wood burning stove and on the first floor two bedrooms and bathroom. Outside the gardens are communal with two off-street parking spaces located close by for the property.

The property is conveniently situated in a tucked away position off Silver Street and within a short walk of the town centre of Dursley where you can find a full range of amenities including a Sainsburys supermarket and leisure centre/swimming pool. Having a bustling main street with day to day retailers, doctors, dentists and library, Dursley makes for an excellent commuting point with easy access to the A38 and M5 motorway and there is a mainline train station at Box Road, Cam serving Bristol and London via Gloucester.

- Beautifully Presented Cottage
- Open Plan Kitchen/Living Room with Woodburning Stove
- Upgraded Bathroom
- Two Off-Street Parking Spaces
- Market Town Location
- Two Bedrooms
- Underfloor Heating
- Solar Panels
- Double Glazing



Road Map



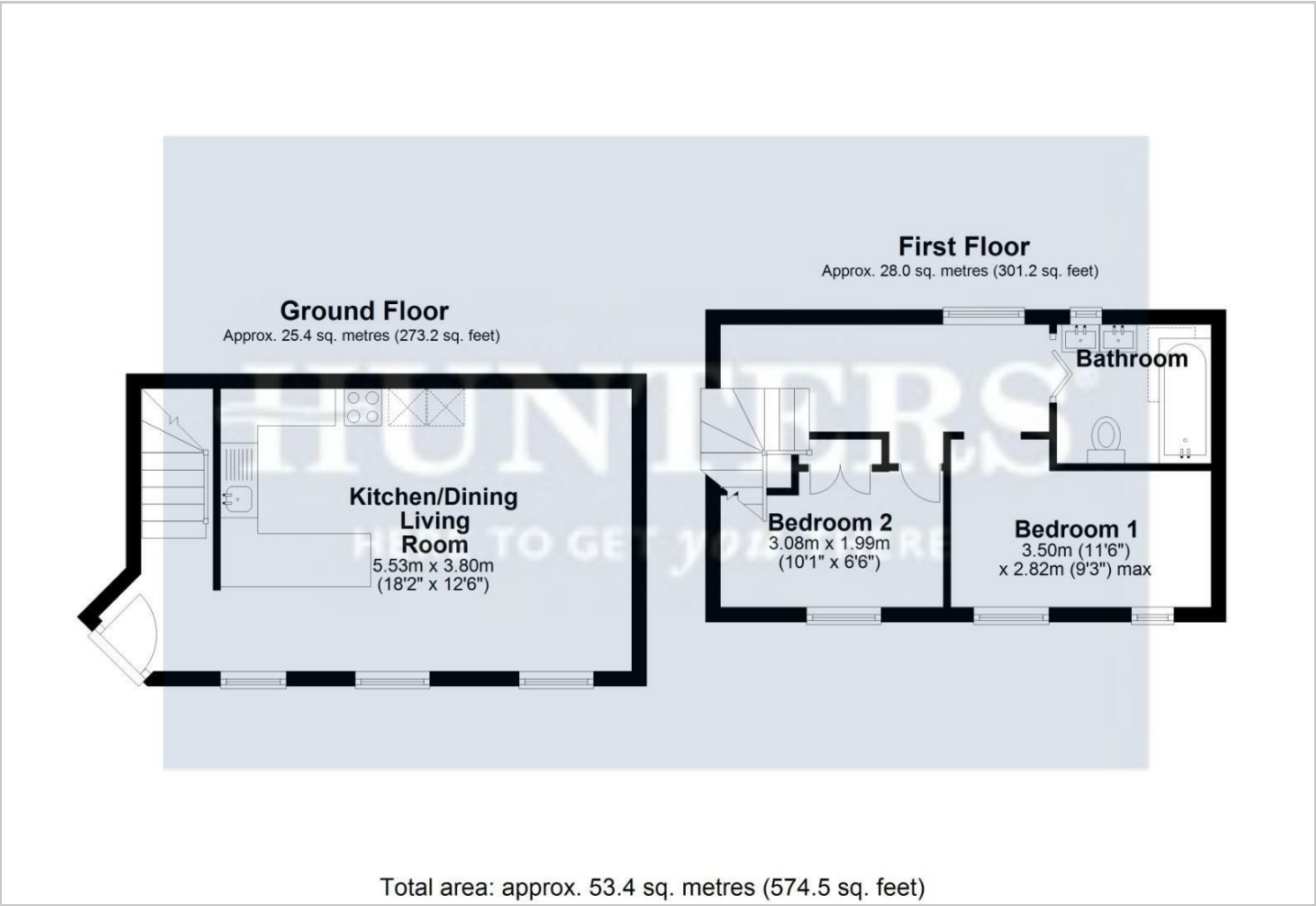
Hybrid Map



Terrain Map



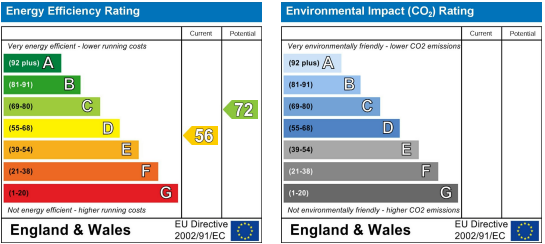
Floor Plan



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.