



3 Bull Pitch, Dursley GL11 4NG

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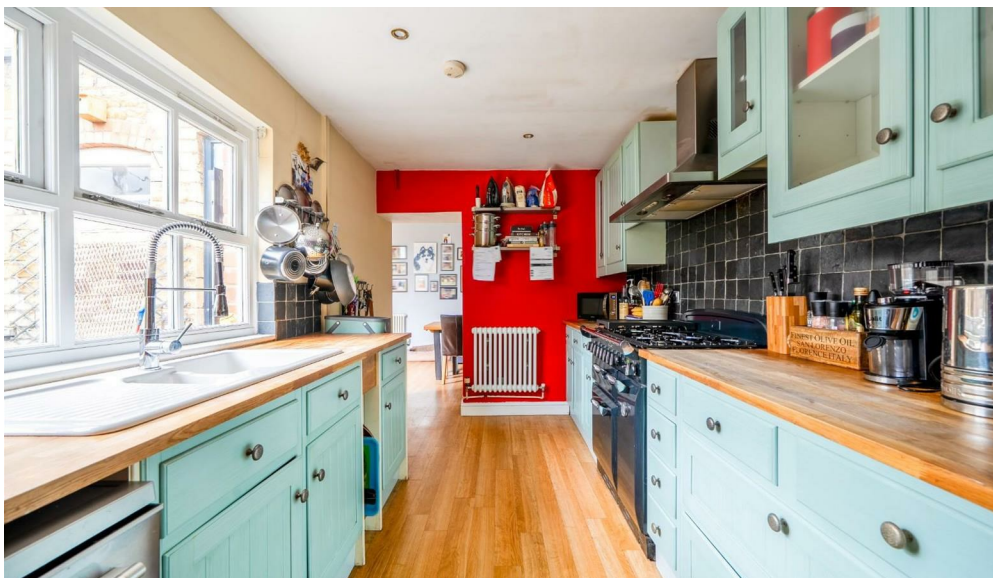
This spacious and grand townhouse occupies a prominent position close to the town centre of Dursley. The property offers generous accommodation arranged over three levels offering versatile living space with many original features. The beautiful entrance hall gives a real sense of space with high ceilings and natural light. There is a generous lounge with feature wall and fireplace, a well equipped kitchen with range cooker, separate dining room with direct access onto the patio garden and a downstairs WC and understairs cupboard completes the ground floor accommodation.

The first floor and second floor accommodation comprises of four double bedrooms and two bathrooms, with many original features. The property has gas fired central heating and outside there is a pretty courtyard garden with access to private driveway.

The location is very convenient being only a few minutes walk from the bustling town centre of Dursley with its day to day retailers and Sainsbury's Supermarket, leisure centre/swimming pool, doctors and library. The area is surrounded by scenic Cotswold countryside with lovely walks and rides including along Stinchcombe Hill's scenic golf course. Access to the major centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway network with a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

**Offers In Excess Of
£400,000**





Entrance Hallway

The original front door with glazed glass panels leading to entrance hallway with understairs storage and stairs leading to first floor landing.

Downstairs WC

WC, wash hand basin and towel rail.

Lounge

Feature fireplace, radiator, UPVC double glazed window to front and central ceiling light.

Kitchen

Traditional kitchen with wooden wall and base units and hard wood worktop surfaces, range cooker with extractor fan over, plumbing and space for washing machine and dishwasher, space for fridge/freezer. Ceramic sink and drainer unit, wooden double glazed windows, wood flooring and spot lights.



Dining Room

UPVC glazed door leading to garden, wood flooring, spot lights, radiator and shelving.

First Floor Landing

From the entrance hall stairs lead to first floor landing with window and stairs leading to second floor.

Bedroom One

UPVC double glazed window, radiator, combination boiler, built-in storage and central ceiling light.

Bedroom Two

UPVC double glazed window, radiator, central ceiling light, feature fireplace and shelving.



Family Bathroom

Freestanding bath, tiled flooring and walls, UPVC window, wash hand basin and WC.

Second Floor Landing

From the first floor stairs lead to second floor with window.

Bedroom Three

UPVC double glazed window, radiator, central ceiling light and exposed beams.

Bedroom Four

Feature fireplace, UPVC window to front, exposed beams and ceiling light.

Shower Room

Walk- in shower, original wooden flooring, Velux window, vanity unit with wash hand basin, WC and storage.

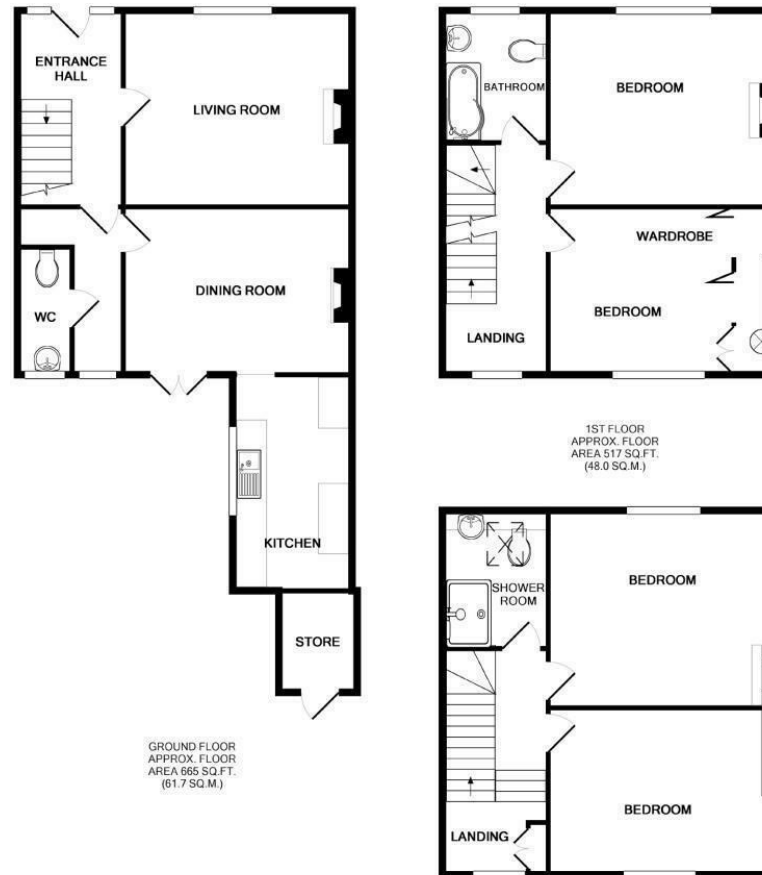
Garden

Patio walled garden, built-in shed and access onto private driveway.



- Period Townhouse in Central Location
- Arranged Over Three Floors
- Well Proportioned Accommodation
- Four Double Bedrooms
- Two Reception Rooms
- Two Bathrooms and Downstairs WC
- High Ceilings
- UPVC Windows
- Patio Garden
- Off Street Parking

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. 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.



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 TOTAL APPROX. FLOOR AREA 1698 SQ.FT. (157.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
 01453 542 395 <https://www.hunters.com>

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