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7 Bull Pitch, Dursley, Gloucestershire, GL11 4NG



# **7 Bull Pitch, Dursley, Gloucestershire, GL11 4NG**

## **Guide Price £295,000**

**An excellent investment opportunity situated close to the Town Centre of Dursley offering spacious and versatile accommodation over three floors. The property is a grand townhouse dating back to the Edwardian era with generous room sizes, an impressive entrance hall with original tiled floor and cloakroom, lounge and kitchen/dining room. To the rear there is vehicular access off Boulton Lane with double driveway parking. The property has been used for bedsit accommodation and still has that investment potential or would convert into a spacious family home currently having four double bedrooms and two bathrooms. The property has replacement UPVC framed double glazed windows throughout.**

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

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Council Tax Band - D

Entrance

Impressive front door with glazed side screens to entrance hallway with original quarry tiled patterned floor and understairs recess. With an inner hallway with a door leading to the rear garden, original quarry tiled floor.

Cloakroom

With low level WC, wash hand basin and UPVC framed double glazed window.

Lounge

14'9" x 12'10"  
With night storage heater, UPVC framed double glazed window to the front and recessed storage area.

Kitchen/Dining Room

15'10" x 11'0"  
Having a single drainer stainless steel sink with cupboards under, matching wall storage cupboards, night storage heater, automatic air extractor fan and UPVC framed double glazed window to the rear.

Leading from the Entrance Hall

There is a staircase leading to the first floor landing with UPVC framed double glazed window to the rear.

Bedroom One

16'0" x 11'0"  
With a night storage heater, kitchenette with single drainer stainless steel sink unit and UPVC framed double glazed window to the rear.

Bedroom Two

15'6" x 12'11"  
With a night storage heater, kitchenette with single drainer stainless steel sink unit and UPVC framed

double glazed window to the front with views towards Stinchcombe woods.

Bathroom

Having panelled bath with pedestal wash hand basin, low level WC, UPVC framed double glazed window to the front, wall mounted Dimplex electric fire and hot water storage tank with electric immersion heater.

Leading to the Second Floor Landing

There is a staircase leading to the second floor landing with UPVC framed double glazed window to the rear., built-in storage cupboard and access to the roof storage space.

Bedroom Three

16'4" x 11'4"  
With a night storage heater, kitchenette with single drainer stainless steel sink unit and UPVC framed double glazed window to the rear.

Bedroom Four

15'10" x 13'7"  
With a night storage heater, kitchenette with single drainer stainless steel sink unit and UPVC framed double glazed window to the front.

Bathroom

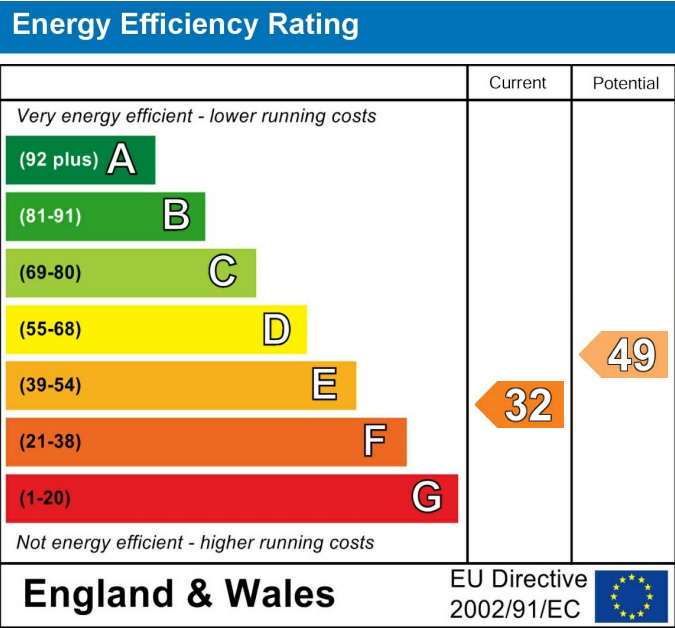
Having panelled bath with pedestal wash hand basin, low level WC, Velux roof light window, wall mounted Dimplex electric fire and hot water storage tank with electric immersion heater.

Outhouse/Store

27'0" x 8'11"  
Formerly a bedsit with bedroom, kitchen/diner and double glazed windows.

Outside

There are courtyard gardens to the rear with driveway parking for at least two vehicles with vehicular access off Boulton Lane.



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.



















