

# HUNTERS®

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## 27 School Road

Highfields, Dursley, GL11 4PB

Offers In Excess Of £250,000



Council Tax: B





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## Ground Floor Accommodation

### Entrance Hallway

Via glazed door, stairs to first floor, doors to;

### Lounge

11'11" x 15'1" (3.65 x 4.60)

Window to front aspect, window to rear aspect, laminate flooring, radiator, brick fireplace with wood-burning stove on hearth.

### Kitchen

12'11" x 9'0" (3.94 x 2.76)

A recently fitted kitchen with modern wall and base units, laminate worktops, tiled splash-back, induction hob with extractor fan over, ceramic sink and drainer, integrated appliances including fridge, freezer, dishwasher, washing machine and two ovens. Laminate flooring, dual aspect windows, radiator and opening into dining area.

### Dining Room

14'6" x 6'5" (4.42 x 1.98)

Door to garden, two windows to rear aspect, laminate flooring, radiator, modern wall units with shelving and Worcester Bosch combination boiler.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space, window to rear aspect, radiator, doors to;

### Bedroom One

12'11" x 9'3" (3.95 x 2.82)

Window to front aspect with views towards Cam Peak, window to rear aspect, storage/study area, radiator.

## Bathroom

8'8" x 6'6" (2.66 x 1.99)

Frosted window, radiator, vanity unit with concealed cistern wc and wash hand basin, panelled bath, separate shower cubicle with Mira shower and part tiled walls.

## Bedroom Two

11'10" x 8'5" (3.62 x 2.59)

Window to front aspect with views to Cam Peak, radiator, shelving.

## Front Garden

Brick paved path to front door, driveway parking for several cars, shingle area, access to rear garden.

## Rear Garden

Shingle area, gate to front of property, steps with balustrade to lawned area, enclosed by fencing, various plants and shrubs, good size shed with power and light, patio area, raised decked area.

**\*No Onward Chain\*** This well presented, extended semi detached family home is found in a popular location in the market town of Dursley with views towards Cam Peak from the front. The property offers, entrance hall, lounge, recently fitted kitchen and separate dining room with door to the rear garden. To the first floor, two double bedrooms and family bathroom. Outside, the front garden has parking for several cars with a lovely enclosed rear garden with lawned area and shed. Viewing Essential.

School Road is well positioned for access into the Town Centre of Dursley with its bustling shopping centre, Sainsbury's Supermarket, Leisure Centre/Swimming Pool, Library, Doctor's Surgery and Dentist. Rednock Secondary School is within the town and there is an excellent primary school within 1 minutes walk (approx). For those commuting to the major cities of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide day to day travelling routes, together with the main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Extended Semi Detached Family Home
- Lounge with Woodburning Stove
- Recently Fitted Kitchen with Separate Dining Room
- Two Double Bedrooms
- Family Bathroom
- Front Garden with Driveway Parking for Several Cars
- Enclosed Rear Garden with Shed
- Views towards Cam Peak to the Front
- Viewing Essential
- No Onward Chain





Road Map



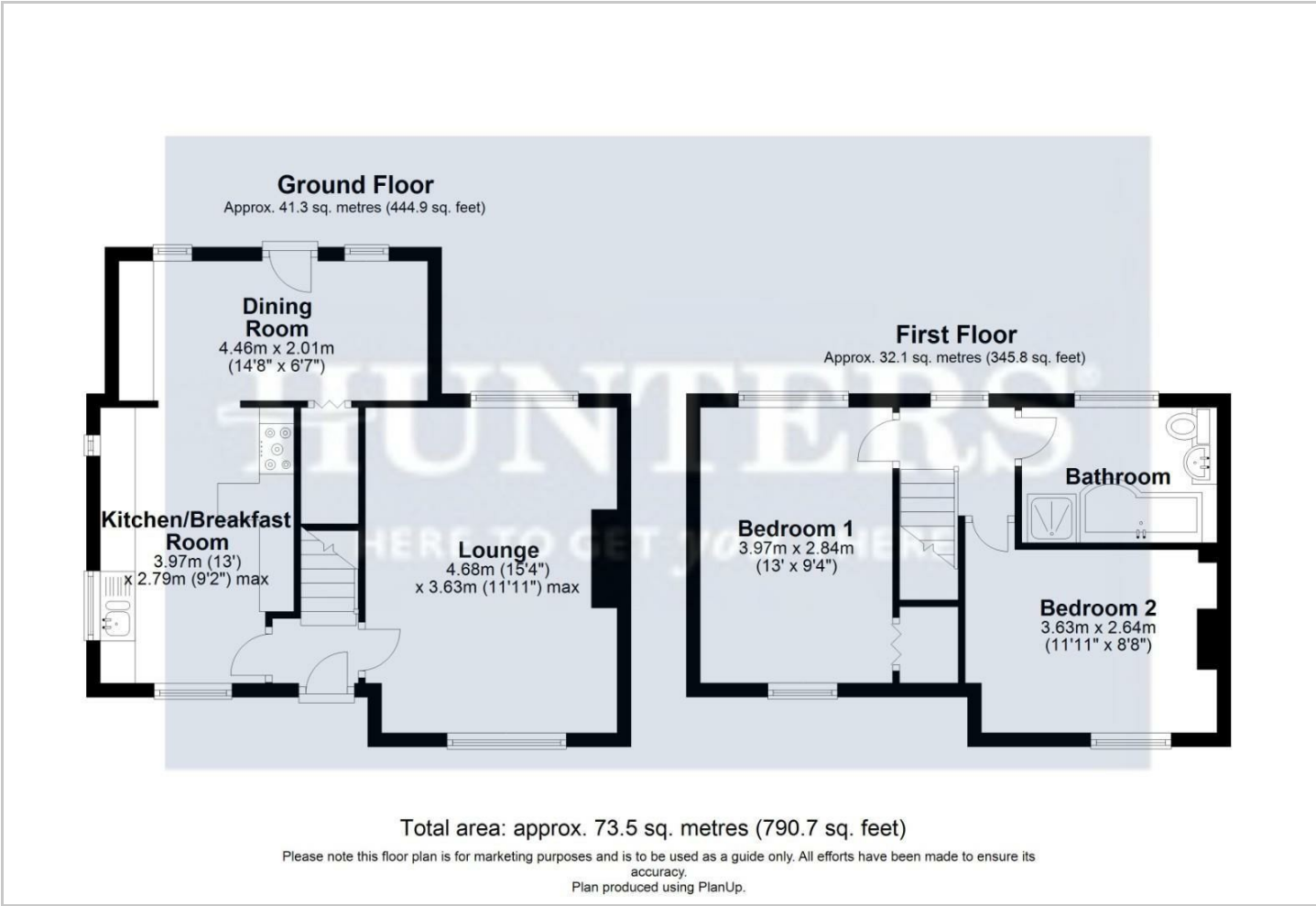
Hybrid Map



Terrain Map



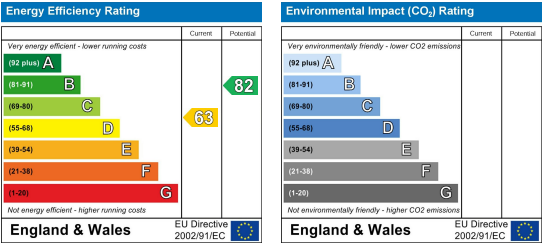
Floor Plan



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.