

# HUNTERS®

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## 55 Chestnut Park

Kingswood, Gloucestershire, GL12 8RJ

£272,500



Council Tax: B





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\*\*\* NO ONWARD CHAIN \*\*\* Found in the sought after village of Kingswood, this well presented, semi detached property offers; to the first floor, entrance hallway, downstairs cloakroom, fitted kitchen/breakfast room and lounge. To the second floor, two good size double bedrooms and family bathroom. Outside the property has allocated parking for one car found to the side of the property, an open plan front garden and low maintenance rear garden with gate leading to the parking space. The property has access to the local nature reserve found a short stroll away. Offered for sale with no onward chain.

- **Well Presented Semi Detached Property**
  - **Two Good Size Double Bedrooms**
    - **Fitted Kitchen**
    - **Family Bathroom**
  - **Allocated Parking to Side**

- **Cul-de-Sac Location**
  - **Entrance Hallway and Cloakroom**
  - **Lounge with Door to Garden**
  - **Low Maintenance Rear Garden**

## Entrance Hallway

Via glazed door with side panel, laminate flooring, radiator, under stairs cupboard, stairs to first floor landing and doors to:

## Kitchen/Breakfast Room

Fitted with a range of wall and base units. roll top work surfaces and upstands. One and a half bowled sink unit with mixer tap, Zanussi oven and gas hob, space for fridge/freezer, tiled flooring, space for washing machine, window to front aspect, extractor fan and cupboard housing newly installed Worcester boiler.

## Cloakroom

Having window to side aspect, pedestal wash hand basin and WC. Radiator, tiled flooring and tiled splash back.

## Lounge

Having window to rear aspect, door to garden and radiator.

## First Floor Landing

From the entrance hallway runs a staircase leading to the first floor landing with doors to:

## Bedroom One

Having window to rear aspect and radiator.

## Bathroom

Suite comprising WC, pedestal wash hand basin and bath with shower over. Window to side aspect, tiled flooring and radiator.

## Bedroom Two

Having two windows to front aspect and radiator.

### Outside

To the front the garden is open plan having pathway leading to the front door and shingle area.

To the rear the garden is enclosed by fencing with patio area, lawned area, decked area and there is a gate leading to parking.

### Parking

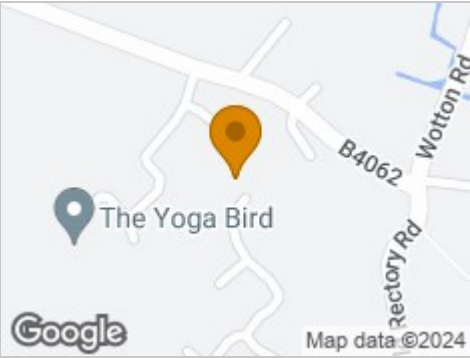
Parking for one car to the side of the property.

### Agents Note

Please note there is an estate charge for this property, please enquire with agent.



Road Map



Hybrid Map



Terrain Map



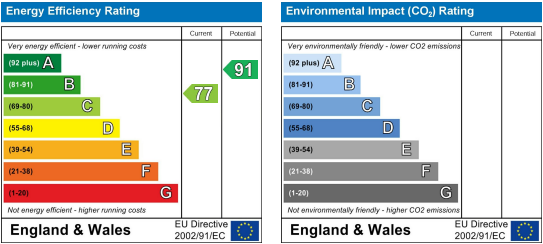
Floor Plan



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.