

HUNTERS[®]

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52 Kingsdown

Dursley, Gloucestershire, GL11 4DD

Guide Price £250,000



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Hunters are pleased to present this two bedroom 1930's semi-detached house located just outside Dursley town centre. The property offers lovely views across Cam Peak and Long Down and briefly comprises of the following; two double bedrooms, with the principal bedroom having a walk in wardrobe and shelving units. Upstairs accommodation also includes family size bathroom and a loft which has been insulated and part boarded. Downstairs there is a large lounge with an open fire and separate kitchen with direct access to the garden. Outside there is a lovely patio area ideal for outside entertaining, a hot tub, garden shed and large lawn.

The property 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 a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

Council Tax Band - B

Entrance Porch

Entrance porch leading to entrance hallway.

Lounge

15'05" x 11'11" (4.70m x 3.63m)

Having UPVC framed double glazed windows overlooking the front of the property, an open fire with fire surround and hearth and twin panelled radiators.

Kitchen

13'01" x 12'0" (3.99m x 3.66m)

Having a Belling gas range cooker with extractor hood over, built-in fridge/freezer, cupboard housing Worcester Bosch combination boiler supplying central heating and domestic hot water circulation. Space for a dishwasher and washing machine, single bowl stainless steel sink and drainer and door providing direct access to the garden.

Leading from the Hallway

Stairs leading to the first floor with the landing having access to the loft space which is part boarded and insulated.

Bedroom One

11'11" x 8'05" (3.63m x 2.57m)

Having UPVC framed double glazed window facing the front, built-in storage, shelving units and walk-in wardrobe (12ft x 4ft8).

Bedroom Two

7'11" x 9'02" (2.41m x 2.79m)

Small double bedroom with UPVC framed double glazed window overlooking the garden.

Bathroom

With frosted UPVC framed double glazed window with panelled bath with shower attachment over. Having a pedestal wash hand basin and low level WC.

Outside

To the front the property is approached via a pathway leading to the entrance porch with gardens laid to lawn and planting.

To the rear the property has a lower level patio area for outdoor dining. Steps lead up to a hot tub area and lawns with a mature tree and planting and there is a garden shed with power.

Tel: 01453 542 395



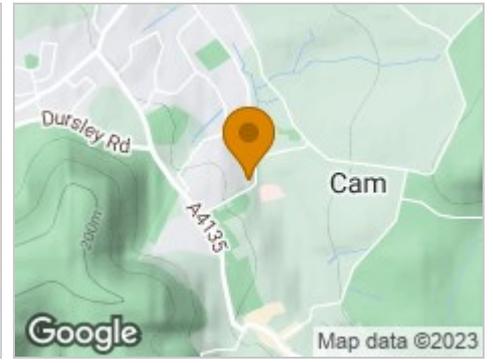
Road Map



Hybrid Map



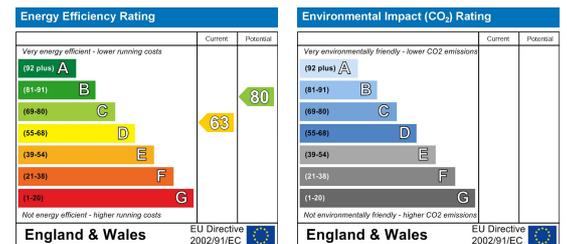
Terrain Map



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.