

HUNTERS®

HERE TO GET *you* THERE



37 Woodmancote

Dursley, GL11 4AF

Guide Price £265,000



Council Tax: C



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Hunters are pleased to present to the market this three bedroomed semi detached cottage arranged over three floors. The cottage offers many character features to include exposed stone fireplace with dual wood burner and exposed beams. The accommodation briefly includes entrance hall, downstairs WC, kitchen and lounge/dining room. On the first floor there are two bedrooms and family bathroom, with further bedroom on the second floor. Further benefits include gas fired central heating, double glazed windows and built-in storage cupboards. Outside there is a courtyard garden with workshop and there is off road parking.

- **Semi Detached Cottage**
 - Kitchen
 - Three Bedrooms
 - Family Bathroom
 - Workshop

- **Many Character Features**
 - Lounge/Dining Room
- **Arranged Over Three Floors**
 - Courtyard Garden
 - Off Street Parking



Entrance Hall

5'02" x 3'07" (1.57m x 1.09m)

With doors to WC and kitchen.

Downstairs WC

With WC and wash hand basin.

Kitchen

7' x 8'06" (2.13m x 2.59m")

Fitted with a range of cream fronted wall and base units with wood block work surfaces over. Stainless steel sink unit with drainer, built in oven, gas hob with stainless steel extractor hood over. Part tiled walls, spotlights Oak flooring, windows, beam, double glazed window to front, window and door leading to lounge/dining room.

Lounge/Dining Room

21'05" x 19'01" (6.53m x 5.82m")

Having feature stone fireplace housing dual wood burner with wooden mantle, double doors leading to courtyard, built-in storage cupboards with latch doors and exposed beams. Oak flooring, fitted wall lights, three radiators, two double glazed windows and staircase leading to the first floor landing.

First Floor Landing

With large window, cupboard housing combi boiler, wall lights and stairs to the second floor bedroom.

Bedroom Two

12'x 10'03" (3.66mx 3.12m")

Having built-in storage, double glazed window, radiator and carpet.

Bedroom Three

12'01" x 9'06" (3.68m" x 2.90m")

Having double glazed window, carpet and ceiling light.

Bathroom

9'9" x 6'05" (2.97m" x 1.96m")

Suite comprising panelled bath with shower over, WC and wash hand basin. Double glazed frosted window with fitted blind, radiator and wooden flooring.

Second Floor Bedroom One

22'03" 11'06" (6.78m" 3.51m")

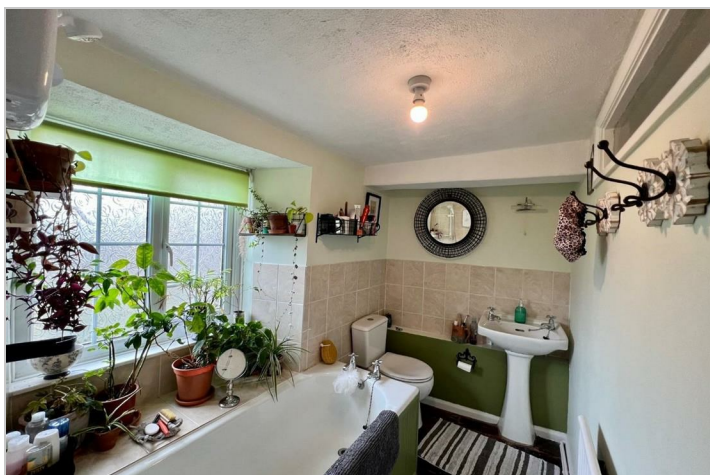
Having eaves storage, exposed beams, double glazed windows, carpet, ceiling light and radiator.

Outside

A pretty paved courtyard garden with gravelled area and ornamental trees. Well stocked flower borders with numerous shrubs and plants. There is driveway parking to the side for one vehicle.

Workshop

With power and light.



Road Map



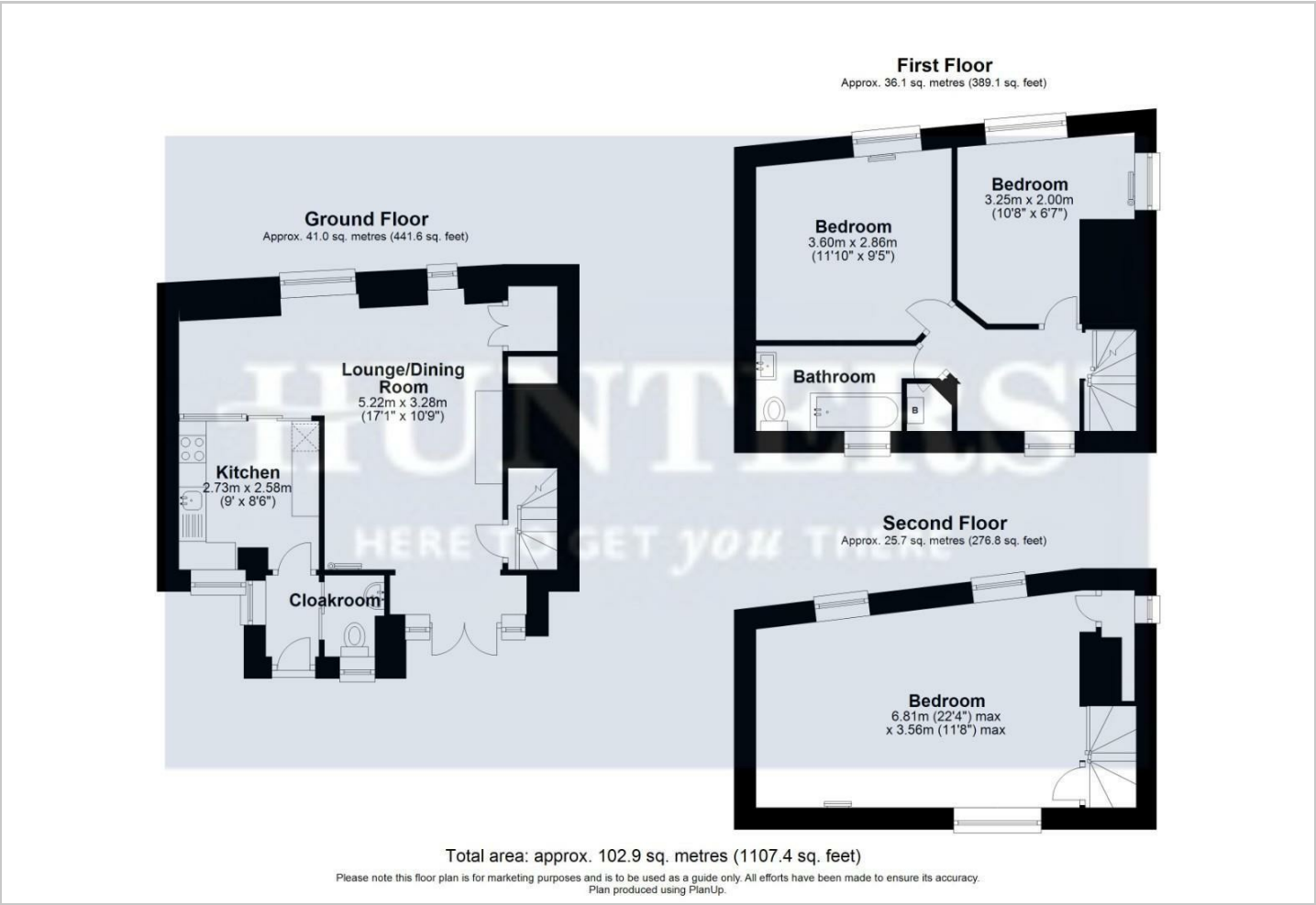
Hybrid Map



Terrain Map



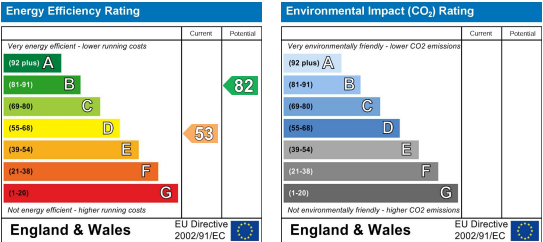
Floor Plan



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.