

# HUNTERS®

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## 6 Frederick Thomas Road

Dursley, Gloucestershire, GL11 6NB

Guide Price £255,000



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## Council Tax Band - B

### Entrance

With a UPVC framed double glazed entrance door with canopy cover.

### Lounge

21'07" x 8'00" (6.58m x 2.44m)

The lounge comprises of laminate oak flooring, open fire, shelving on both side of the fire place, two panelled radiators, large UPVC framed double glazed window. UPVC framed double glazed doors leading to the private garden.

### Kitchen

17'02" x 8'0" (5.23m x 2.44m)

The kitchen comprises of a range of wood kitchen units with wood worktops over, stainless steel sink and drainer, space for a washing machine, electric hob, built-in oven, one large storage cupboard located on the right hand side of the kitchen which houses a combination boiler supplying central heating and domestic hot water circulation and UPVC framed double glazed frosted door and window.

The back wall of the kitchen has been tiled with a UPVC framed double glazed window facing the front of the house, laminate oak effect flooring, ceiling light, single radiator and storage under the stairs.

### Leading from the Hallway

There is a staircase leading to the first floor landing with a large UPVC framed double glazed window, loft access, ceiling light and CO2 alarm. The entire first floor has real wood flooring.

### Bedroom One

13'07" x 10'00" (4.14m x 3.05m)

Being a large double room with a ceiling light, UPVC framed double glazed window and single radiator located under the window.

### Bedroom Two

13'02" x 10'08" (4.01m x 3.25m)

A good sized double room with UPVC framed double glazed window, radiator and a ceiling light.

### Bedroom Three

9'03 x 8'02" (2.82m x 2.49m)

A single bedroom, which could be used as a study, currently furnished with bunk beds. There is a ceiling light, shelving units, UPVC framed double glazed window and oak flooring.

### Bathroom

Having wood panelling, UPVC framed double glazed frosted window, single basin with storage cupboard and bath with surrounding tiling. The flooring is black and white laminate effect tiles in a Victorian style.

### WC

Having wood panelling, UPVC framed double glazed frosted window, single basin, ceiling light and a traditional WC.

### Outside

To the front of the property there is a good sized front lawn with parking space for one car. The front garden is surrounded by a fence which borders next door and there are shrubs and bushes to both the front and the side of the property. The front door of the house leads into the hallway with the stairwell located to the right hand side and directly in front of

you is a single door leading into the lounge.

To the rear there is a private garden which is mainly laid to lawn with a small patio area, having fenced boundaries and planting. There is a garden shed which will remain, side access with a wood store and a storage cupboard which is thought to be the original coal shed. From the rear of the garden there is a concrete footpath leading to the front lawn where the parking space is located.

**Agents Note:**

The property has solar panels which are positioned on the rear roof. Please ask Agent for more details.



## Road Map



## Hybrid Map



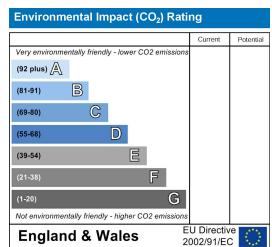
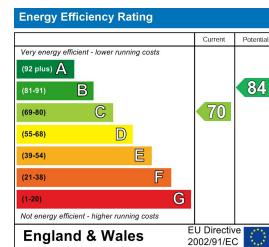
## Terrain Map



## 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.