

HUNTERS®

HERE TO GET *you* THERE



44 Kingshill Park

Dursley, GL11 4DF

£335,000



Council Tax: C



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*** OFFERED WITH NO ONWARD CHAIN *** Situated in a popular cul-de-sac and walking distance of local amenities we bring to market this recently refurnished semi detached house offering well presented accommodation throughout with an entrance hall leading to a charming, lounge and dining area, with a sliding door into the conservatory, modern kitchen with built in appliances, and downstairs WC. On the first floor there are three bedrooms and a family bathroom. At the front of the property there is a good size driveway for multiple vehicles and side access leading to a detached garage and rear enclosed garden.

Kingshill Park is within level walking distance of Kingshill shops and easily accessible to the town of Dursley with its bustling shopping centre, Sainsburys supermarket, cafes, eateries and sports centre/swimming pool. Rednock Secondary School is within five minutes walk and the town itself is excellent for commuting to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network. There is also a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- No Onward Chain
- New Boiler & Plumbing
- Enclosed Garden
- Three Bedrooms
- Off Street Parking
- Recently Fitted Kitchen & Bathroom
- Single Garage
- New Flooring
- Downstairs WC
- Walking Distance Of Town Centre

Entrance Hallway

Double glazed front door and two double glazed windows to side, radiator, stairs to first floor, and WC

Living Room

Double glazed bay window to front and radiator.

Dining Room

Double glazed sliding door to conservatory and radiator.

Conservatory

Double glazed french doors and windows to rear, perspex roof and radiator.

Kitchen

Double glazed window to rear, double glazed window to side, fitted kitchen with wall base and wall units, stainless steel sink and drainer, space and plumbing for washing machine, electric oven, gas hob, inset ceiling spotlights.

Landing

Double glazed window to side, storage cupboard and access to loft space

Bedroom One

Double glazed bay window to front, radiator, fitted wardrobes and airing cupboard with gas boiler

Bedroom Two

Double glazed window to rear and radiator.

Bedroom Three

Double glazed window to rear and radiator.

Bathroom

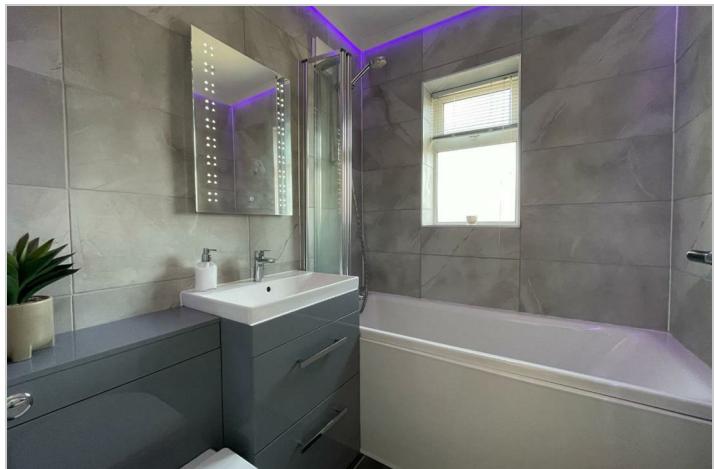
Bath with mixer shower, double glazed window to front, pedestal wash hand basin, wc and heated towel rail.

Outside

The rear garden is laid to lawn with tap and has shrubs and trees and is fully enclosed with wood panelled fencing. There is pedestrian access into the GARAGE with single glazed windows to side and rear and front up and over door, light and power. To the front of the garage there is tandem driveway

providing parking for two plus vehicles. There is a laid to lawn garden at the front of the property with brick boundary wall.

Agents Note - Tenure: Freehold



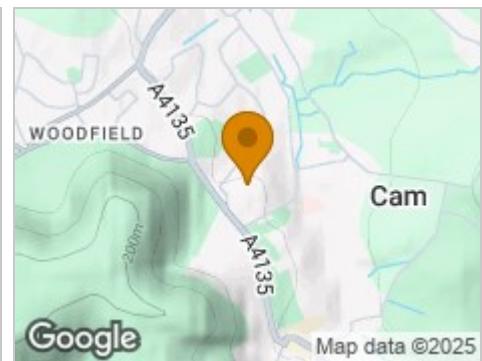
Road Map



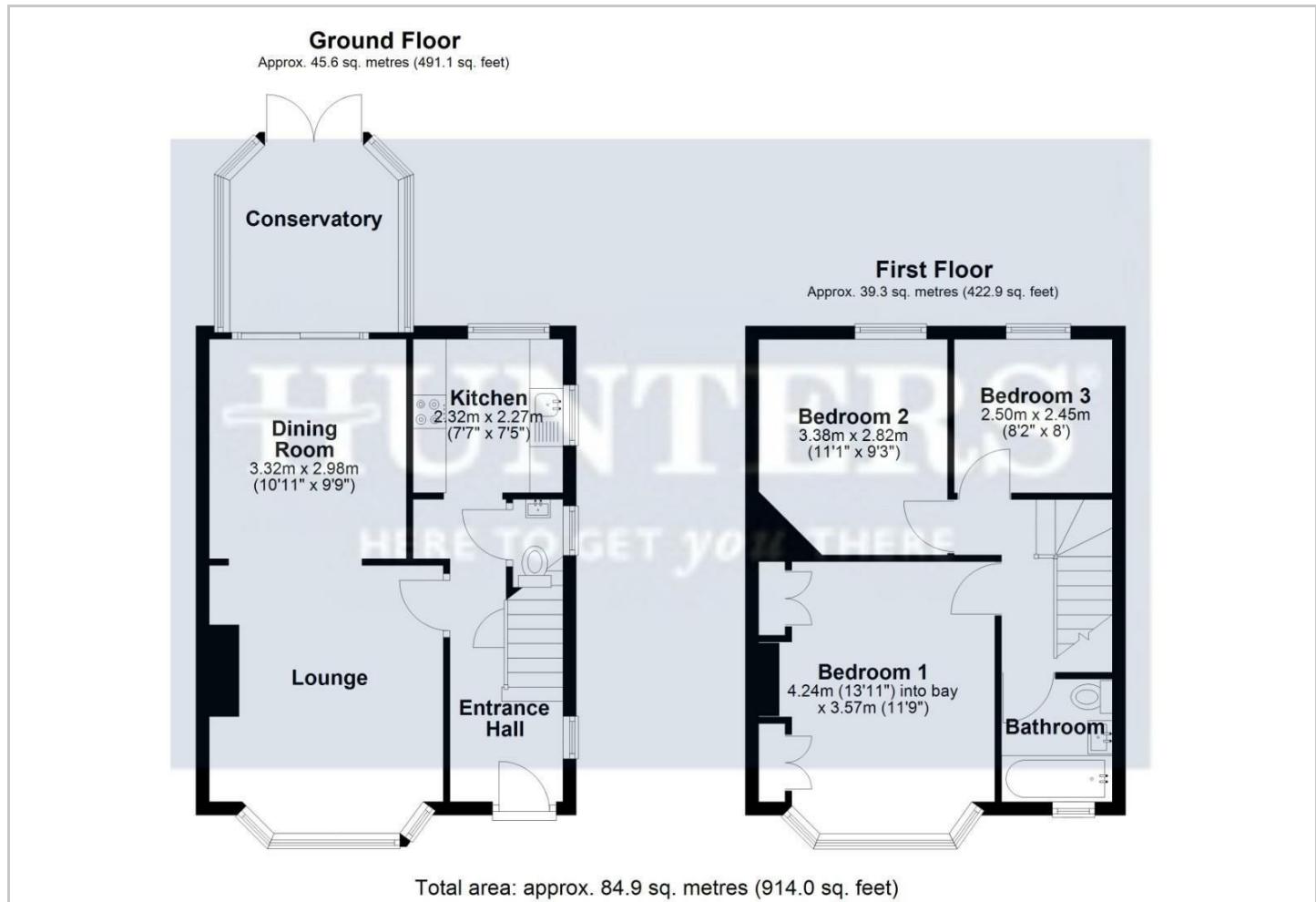
Hybrid Map



Terrain Map



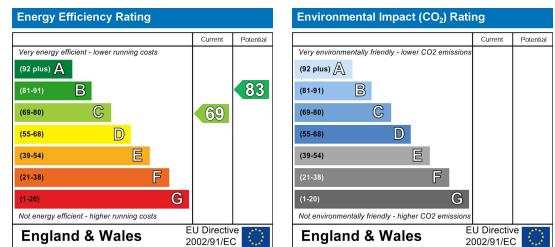
Floor Plan



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.