

HUNTERS[®]

HERE TO GET *you* THERE



29 HARROLD'S CLOSE

Dursley, GL11 4FD

Guide Price £345,000



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COUNCIL TAX BAND - D

ENTRANCE HALL

Front door leading to the entrance hall with laminate flooring, radiator, thermostat control panel, staircase leading to the first floor landing and door to cloakroom.

CLOAKROOM

Having low flush WC, wash hand basin, tiled splashbacks, tiled flooring and extractor fan.

LOUNGE

16'9" x 10'1" (5.11 x 3.07)

Having two UPVC framed double glazed windows to front and side. Wall mounted real flame gas fire, TV aerial point, two radiators and opening into garden room.

GARDEN ROOM

12'0" x 10'0" (3.660.00 x 3.05)

Fully double glazed and part brick built with electric underfloor heating. Insulated roof and roof lights, double glazed doors leading to rear garden, and door into utility room.

UTILITY ROOM

8'0"x 5'0" (2.44x 1.52)

With double glazed window to rear, stainless steel sink unit with mixer tap, plumbing for washing machine, underfloor electric heating, extractor fan and spotlights. Half glazed door to rear.

STUDY

9'5" x 7'10" (2.87 x 2.39)

Currently used as a bedroom having two double glazed windows, telephone point and radiator.

FITTED KITCHEN

14'1" max x 8'8" inc cupboard (4.29 max x 2.64 inc cupboard)

Fitted with an excellent range of wall and floor units with worktops over. Bosch stainless steel four burner gas hob and Bosch fan assisted electric double oven having extractor hood over. 1 1/2 bowled stainless steel sink unit with mixer tap, tiled splashbacks and cupboard housing Worcester Bosch gas boiler (recently serviced). Plumbing for washing machine and dishwasher. Tiled flooring, radiator, understairs storage cupboard, double glazed window to rear and double glazed door leading to the rear garden.

FIRST FLOOR LANDING

From the entrance hall there are stairs to first floor landing with double glazed window, radiator and access to insulated roof space.

BEDROOM ONE

13'1" x 10'5" (3.99 x 3.18)

Having double glazed window to front, hanging rail spaces, radiator and door to ensuite shower room.

ENSUITE SHOWER ROOM

Having fully tiled shower cubicle, low flush WC and pedestal wash hand basin. Part tiled walls, shaver point, extractor fan, wood effect vinyl flooring and double glazed window.

BEDROOM TWO

10'10" x 10'2" inc cupboard (3.30 x 3.10 inc cupboard)

Having double glazed windows to front and side,

radiator, fitted cupboard and cupboard housing Mega Flo hot water cylinder and shelving.

BEDROOM THREE

11'1" x 6'8" (3.38 x 2.03)

With double glazed window to rear and radiator.

FAMILY BATHROOM

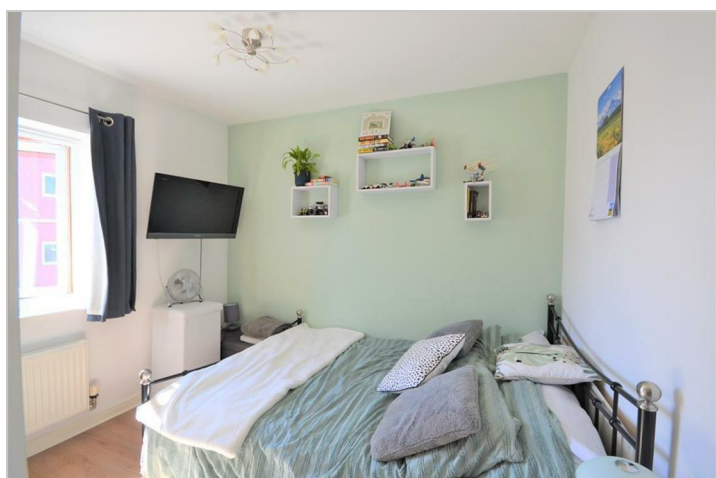
Fitted with a white suite comprising panelled bath, low flush WC and pedestal wash hand basin. Shaver socket, extractor fan, double glazed window and part tiled walls.

OUTSIDE

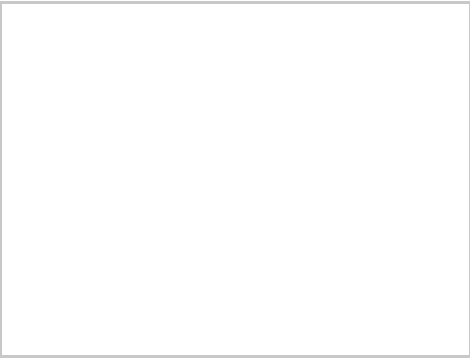
To the front of the property there is a pathway leading to front door with slate chippings and shrubs. There is an attached garage to the side of the property and to the left of the property there is a garden area with additional parking space. The rear garden is fully enclosed with brick walling and fencing, abundance of different flowers and shrubs and a small wildlife pond.

GARAGE

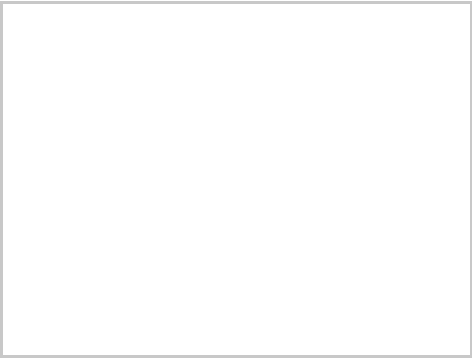
With up and over door, over head storage, power and light.



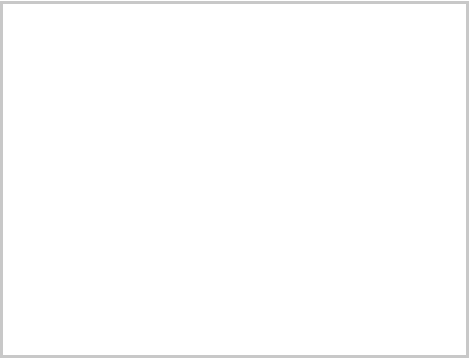
Road Map



Hybrid Map



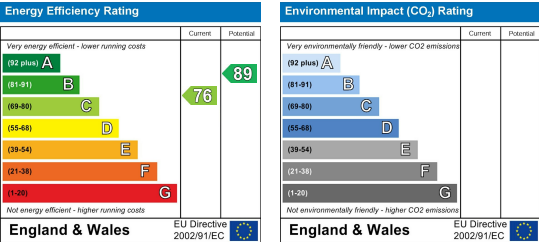
Terrain Map



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.