

HUNTERS[®]

HERE TO GET *you* THERE



33 Kingsway

Dursley, GL11 4DJ

Guide Price £199,950



33 Kingsway

Dursley, GL11 4DJ

Guide Price £199,950



ENTRANCE HALL

UPVC framed double glazed front door to entrance hallway with panelled radiator and useful under stairs storage cupboard.

L-SHAPED LOUNGE/DINING ROOM

19'5" x 15'3" *narr to 9'3"* (5.92 x 4.65 *narr to 2.82*)

With open fireplace covered by an electric convector fire with fireplace surround, Oak effect wood laminate flooring, TV aerial socket, twin panelled radiator, and two UPVC framed double glazed windows and matching French doors to rear garden.

KITCHEN/BREAKFAST ROOM

15'4" x 10'7" (4.67 x 3.23)

With a range of Oak effect base units incorporating Granite worktops with drawers and cupboards under and matching wall storage cupboards. Integrated dishwasher and space for fridge/freezer, plumbing for automatic washing machine, cupboard housing Worcester Bosch gas fired boiler supplying central heating and domestic hot water circulation. Ceramic tiled floor, fitted spotlights, two UPVC framed double glazed windows, panelled radiator and half glazed door to SIDE PORCH with doors to front and rear gardens.

UTILITY ROOM

9'9" x 8'6" (2.97 x 2.59)

With power, light, separate ground floor wc and further store shed.

FIRST FLOOR LANDING

From the entrance hall there is a staircase to first floor landing.

BEDROOM ONE

15'4" x 11'0" (4.67 x 3.35)

With two panelled radiators, two UPVC framed double glazed windows with views to front and rear.

BEDROOM TWO

10'4" x 9'6" (3.15 x 2.90)

With twin panelled radiator, UPVC framed double glazed window to rear.

BEDROOM THREE

9'3" x 8'3" (2.82 x 2.51)

With panelled radiator and UPVC framed double glazed window.

BATHROOM

Having panelled bath with fitted Mira shower unit over and glazed shower screen, wash hand basin, chrome ladder radiator, UPVC framed double glazed window to front and airing cupboard containing hot water storage tank.

OUTSIDE

The gardens to the front are extensive with lawn, shrubs, patios and gravelled area with a drive-in driveway with circular drive-out facility and large 10ft by 12ft store shed/workshop. To the rear there is a decked patio, gravelled area and paved patio with fence boundaries having a south facing aspect.

AGENTS NOTE

Due to the style of construction of this property we only invite cash buyers.

CASH BUYERS ONLY - This well presented family home occupies a pleasant position towards the end of the Kingsway cul-de-sac enjoying far reaching views over scenic Severn Vale countryside. The property was originally built in the 1930's and has been well maintained by the present owners having large gardens with possible development potential for further residential development subject to necessary planning permission.

The accommodation includes an entrance hall, spacious L-shaped lounge/dining room, fitted kitchen/breakfast room with granite worktops, additional utility store with ground floor WC, three bedrooms and bathroom with shower. The property has a driveway providing plenty of off road parking space.

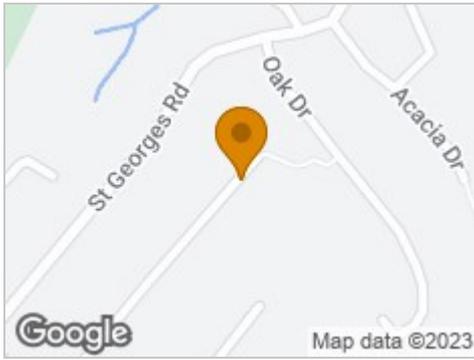
Kingsway is well located for access to both Dursley town with its shopping centre, supermarket, leisure sports centre/swimming pool and day to day amenities and the village of Cam with its Tesco's supermarket.

Communications from Dursley are excellent via the A38 and M5 motorway and there is mainline train station at Box Road, Cam.

- Semi Detached House
- Three Bedrooms
- L-Shaped Lounge/Dining Room
- Kitchen/Breakfast Room
- GFCH & Double Glazing
- Good Size Gardens & Driveway Parking
- EPC Rating - C



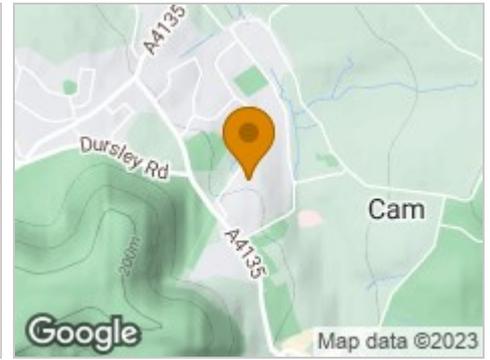
Road Map



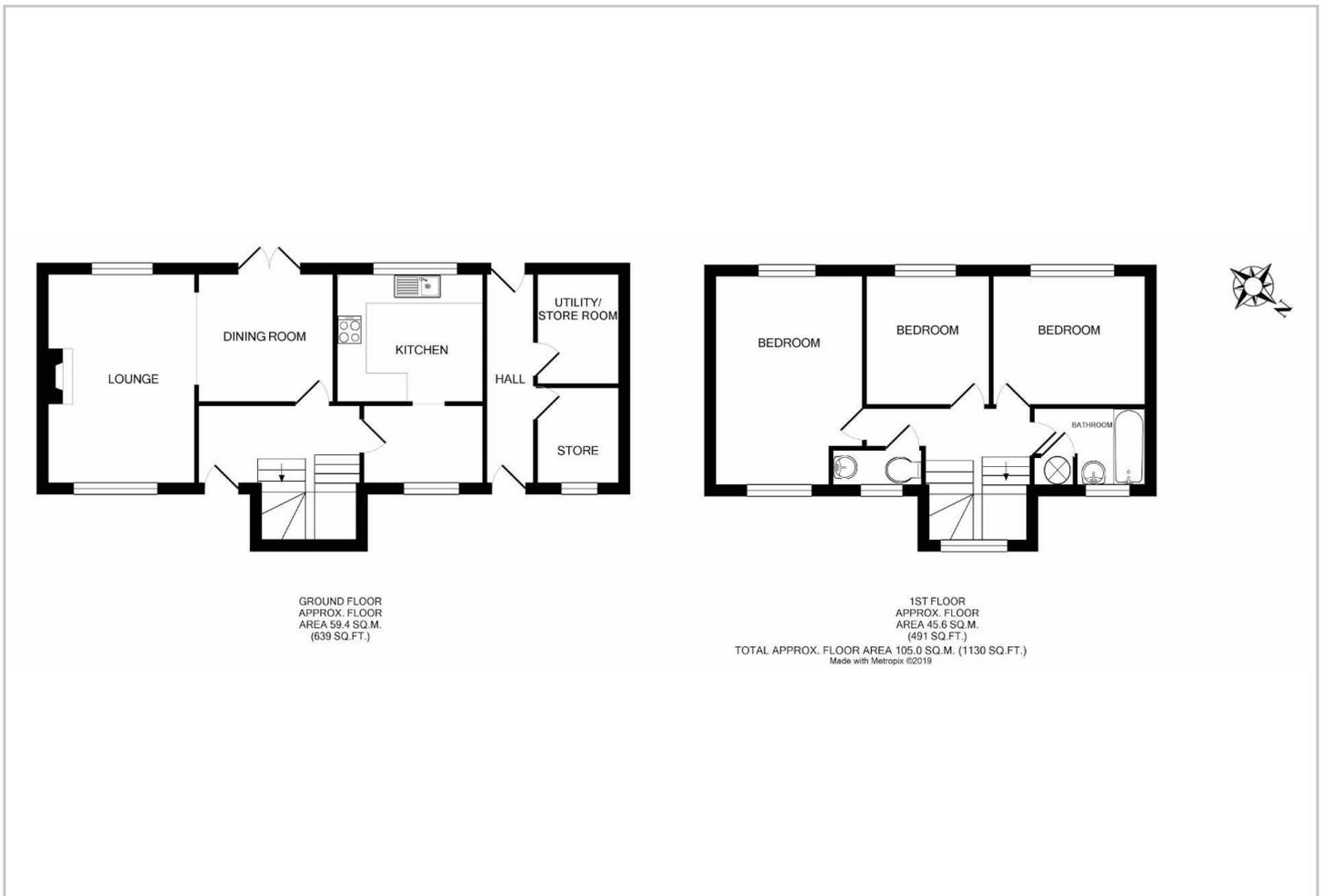
Hybrid Map



Terrain Map



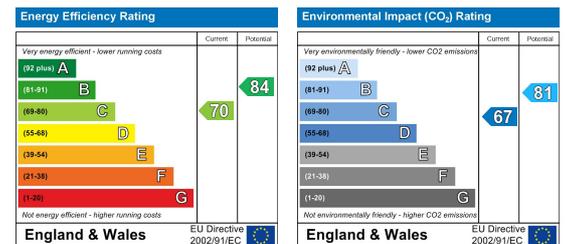
Floor Plan



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.