

# HUNTERS®

HERE TO GET *you* THERE



## Legion Close

Dursley, GL11 4LT

£1,300 Per Month



Situated within a short walk of the town centre of Dursley we are pleased to present this modern town house offering well planned accommodation including three bedrooms, two with ensuite shower rooms, bathroom, entrance hall with cloakroom, fitted kitchen with appliances and lounge leading through to an extended dining conservatory. The property has the benefit of gas fired central heating and UPVC framed double glazed windows and easily managed courtyard gardens with allocated parking to the front.

All the facilities within the town are literally a few minutes walk including doctors, dentists, library, Parsonage Street shopping centre and Sainsburys Supermarket along with leisure centre/swimming pool.





Council Tax Band - C

Entrance  
Composite multilocking front door to entrance hallway with panelled radiator.

Cloakroom  
Having low level WC, wash hand basin, panelled radiator, wall mounted toiletry cabinet, electric air extractor fan and UPVC framed double glazed window to side.

Through Lounge/Dining Room 21' x 13' (6.40m x 3.96m)  
A spacious room which has been extended by way of a double glazed conservatory area providing an ideal dining room with double glazed windows, radiator and French door to rear garden. The lounge area has a radiator, TV aerial point, UPVC framed double glazed window to side and useful understairs storage cupboard.

Kitchen 12' x 5'10 (3.66m x 1.78m)  
With a range of shaker style base units incorporating rolled edge worktop surfaces and inset single drainer stainless steel sink unit with monobloc mixer tap. Matching wall storage cupboards, integrated appliances including a stainless steel oven and hob unit with glazed splashback and stainless steel cooker hood. Integrated dishwasher and fridge freezer and plumbing for automatic washing machine. Cupboard housing an Ideal Logic Heat 18 gas fired boiler supplying central heating and domestic hot water circulation and inset ceiling spotlights.

First Floor Landing  
From the entrance hall there is a staircase to first floor landing with panelled radiator.

Bedroom One 10'10 x 10'2 (3.30m x 3.10m)  
With full length fitted wardrobes, panelled radiator and UPVC framed double glazed window to rear.

Ensuite Shower Room  
Having walk in fully tiled shower cubicle with glazed shower screens and fitted mains thermostatically controlled shower unit. Pedestal wash hand basin, low level WC, wall mounted toiletry cabinet, ladder towel radiator, inset ceiling spotlights, electric shaver socket and automatic air extractor fan.

Bedroom Three/Dressing Room 9'7 x 6'1 (2.92m x 1.85m)  
With panelled radiator, a range of built in wardrobes and dressing table, fitted shelving, spotlights, panelled radiator and UPVC framed double glazed window to front.

Bathroom  
Having panelled bath with shower attachment over, pedestal wash hand basin, low level WC, panelled radiator, part ceramic tiled walls, electric shaver socket and fitted mirror.

Second Floor Landing  
From the first floor landing there is a staircase to second floor with built in storage cupboard.

Bedroom Two 10'5 x 9'5 (3.18m x 2.87m)  
With panelled radiator, fitted wardrobes, UPVC framed double glazed window and access to roof storage space.

Ensuite Shower Room  
Having fully tiled shower cubicle with glazed shower screen and mains thermostatic controlled shower unit. Pedestal wash hand basin, low level WC, twin panelled radiator, cupboard housing pressurised hot water cylinder with immersion heater, inset ceiling spotlights, wall mounted tiled toiletry cabinet and double glazed window to front.

Outside  
The rear gardens have been landscaped with terraced planters, shrubs, bushes and roses with a paved patio and side patio with outside water supply, timber style garden store shed and side pedestrian access. There is allocated parking to the front.

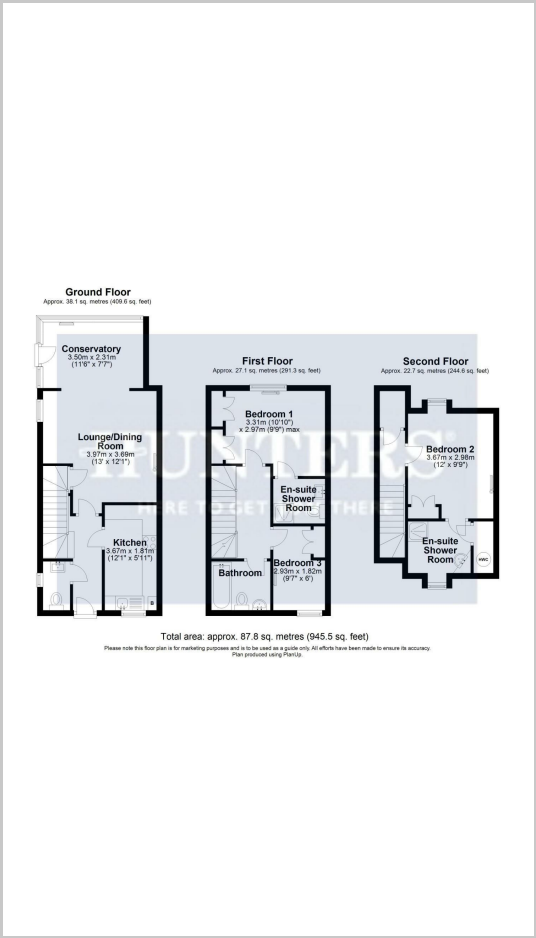
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

18 Parsonage Street, Dursley, Gloucestershire, GL11 4EA  
Tel: Email:

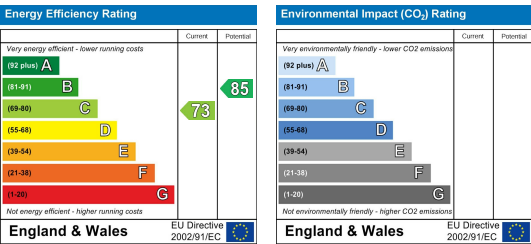
Area Map



Floor Plans



Energy Efficiency Graph



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