

36 Kingsdown, Dursley, GL11 4DB

SITUATION

36 Kingsdown is situated in the Kingshill area of Dursley within walking distance is a range of local shops including Lidl supermarket, hairdressers and takeaways. Also within a short walk is Rednock Comprehensive School and Dursley town centre is approximately three quarters of a mile distant and offers a wider range of shopping facilities along with Sainsbury's supermarket, recreational facilities including swimming pool, sports hall and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DESCRIPTION

The property was constructed approximately 80 years ago by the local authority. 36 Kingsdown has been in private ownership for a number of years and provides spacious two bedroom accommodation. The property is situated in this short cul-de-sac in an elevated position with outstanding views over the roof tops towards Cam Peak and Cam Longdown. No.36 Kingsdown has attractively laid out garden featuring lawn



and parking bay for one car. The house benefits from gas fired radiator central heating and partial sealed unit double glazing. On the ground floor there is a through living room, fitted kitchen/dining room and conservatory/utility area. On the first floor there are two double bedrooms along with a wet room. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing passing the Fire Station on the right hand side and turning right into Kingshill Lane. Take the first turning on the left and after approximately 50 metres take the first turning on the right and continue down Kingsdown for approximately 150 metres turning left in front of the small green and No. 36 will be found on the left hand side.

ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALL

Having double glazed front door with double glazed screen to side and stairs to first floor.



LIVING ROOM 4.72m x 3.63m (15'6" x 11'11")

Having double glazed windows to front and rear, two radiators, brick fireplace with wooden mantel and open fire, laminate wood floor.

KITCHEN/DINING ROOM 3.91m x 3.68m narrowing to 2.28m (12'10" x 12'1" narrowing to 7'6")

Having a range of base units with laminated round edge work surfaces over incorporating inset stainless steel sink unit, inset gas hob with brick exposed chimney breast over, built in oven, plumbing for automatic dishwasher, single glazed window to front, double glazed window to side and door to:

CONSERVATOYR/UTILITY 3.88m x 1.7m (12'9" x 5'7")

Having base units with work surfaces over, radiator, part glazed door to side, part glazed surround, plumbing for automatic washing machine.

ON THE FIRST FLOOR

LANDING.

Having double glazed window to rear.

BEDROOM ONE 3.92m x 2.86m (12'10" x 9'5")

Having double glazed window to rear, two single glazed windows to front, radiator and over stairs storage cupboard.

BEDROOM TWO 3.46m x 2.58m (11'4" x 8'6")



Having double glazed window to front, radiator, built in shelved cupboard.

SHOWER/WET ROOM

Having wash hand basin, wc, wet room flooring, walk in shower with mixer shower, built in cupboard housing Vaillant combination boiler supplying radiator central heating and domestic hot water.

EXTERNALLY

The property is situated in this attractive corner plot in an elevated position with outstanding views from the front. The property is bound by wall and fence with pedestrian gate and steps leading to the front with low level maintenance gravelled area to one side and further good sized section of flat garden being laid to lawn with Apple and Plum tree. A pathway leads to the side garden where there is a large SHED/WORKSHOP and outside tap. Steps lead to the rear garden which is enclosed on one side by stone walling and fencing and is extensively laid to lawn with Pear tree, raised borders, further TOOL SHED and patio area.

AGENTS NOTE

Tenure: Freehold
Council Tax Band: 'A' (£1,235.34 payable)

All mains services are connected
Gas fired radiator central heating
No onward chain

VIEWING

By appointment with the owner's sole agents as over.

