



90 Kingshill Road, Dursley GL11 4EF

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Occupying a prominent position with views across the recreational ground and towards Cam Peak, this beautifully presented Edwardian semi-detached house offers generous family sized accommodation throughout. With attractive bay fronted elevation, the property is presented in good decorative order throughout having been modernised by the current owners while still retaining many original features to include the tiled floor in the entrance hall and feature fireplaces. Within walking distance of the market town the property is approached with steps leading to the front garden with views towards Cam Peak. The front door leads into the entrance hall with attractive tiled floor, downstairs cloakroom offering utility space, front reception with bay window and feature fireplace, second reception with feature fireplace and access leading to the rear garden, recently replaced modern kitchen with natural light streaming through with ample fitted units. The staircase from the hall leads to the first floor with landing area, bedroom to the front with views and steps leading down into the en-suite shower room, bedroom two to the rear, bedroom three and family bathroom.

Outside the front garden then leads to the side giving access to the rear garden with patio and lawn areas leading to the rear parking with storage shed.

An internal viewing is strongly recommended to fully appreciate this property's charm.

Asking Price £375,000





Entrance Hall

Glazed front door with inset stained glass panel leading to the entrance hall with feature ceiling arch, radiator, attractive tiled flooring, staircase leading to the first floor landing, under stairs storage cupboard, double glazed window to side.

Cloakroom/Utility Room

Fitted unit with worktop surfaces, stainless steel sink with mixer tap, space for washing machine, low level WC, double glazed stained glass window to front and radiator.

Living Room

Double glazed bay window to front with views across Cam Peak and the recreational field, feature fireplace with cast iron grate and coal effect gas fire and radiator.

Dining Room

Glazed door leading to the rear garden with windows, attractive wood strip flooring, feature fireplace with cast iron grate and tiled hearth (not in use). Serving hatch, radiator, picture rail and wall lights.

Kitchen

Beautiful kitchen with ample fitted units with display cabinets, worktop surfaces, ceramic one and half bowl sink unit with mixer tap, fitted dishwasher, space for fridge/freezer, space for range cooker with fitted extractor over, recently replaced Gas Worcester Boiler (2024), windows to rear and side with glazed door leading to the side.

First Floor Landing

Having windows to front and side, access to loft space with loft ladder (part boarded)

Bedroom One

A light and airy room with ornamental fireplace, window to front aspect with views. Radiator and steps leading down to en-suite shower room.

En-Suite Shower Room

Walk-in shower with mains mixer shower, part tiled walls with tiled floor, fitted storage units with low flush wc and wash hand basin. Window to the front and towel rail.

Bedroom Two

Two windows to rear and radiator.



Bedroom Three

Double glazed window to side, radiator and built-in cupboard with hanging rail.

Bathroom

Panelled bath with shower over, wash hand basin with fitted unit, low level wc and frosted window to the side.

Outside

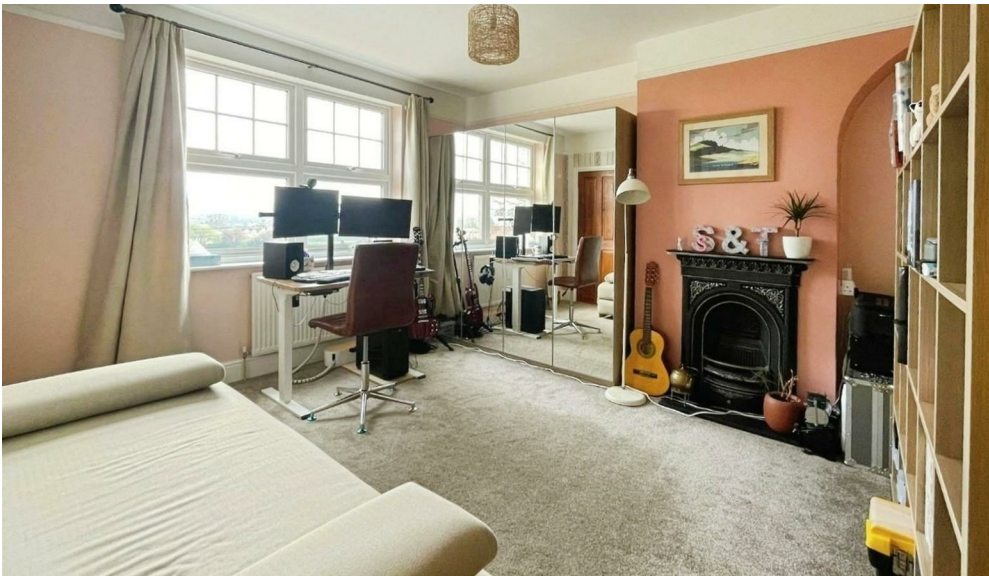
To the front of the property the garden is approached via gated pedestrian access with steps and tiered garden leading to the front incorporating low maintenance gravelled garden incorporating pond and flowering shrub borders. There is a side access leading to the rear gardens with lawns, paved patio area, flowering shrub borders, leading to the gravelled off road parking for two cars and storage shed.

Anti-Money Laundering (AML) Compliance

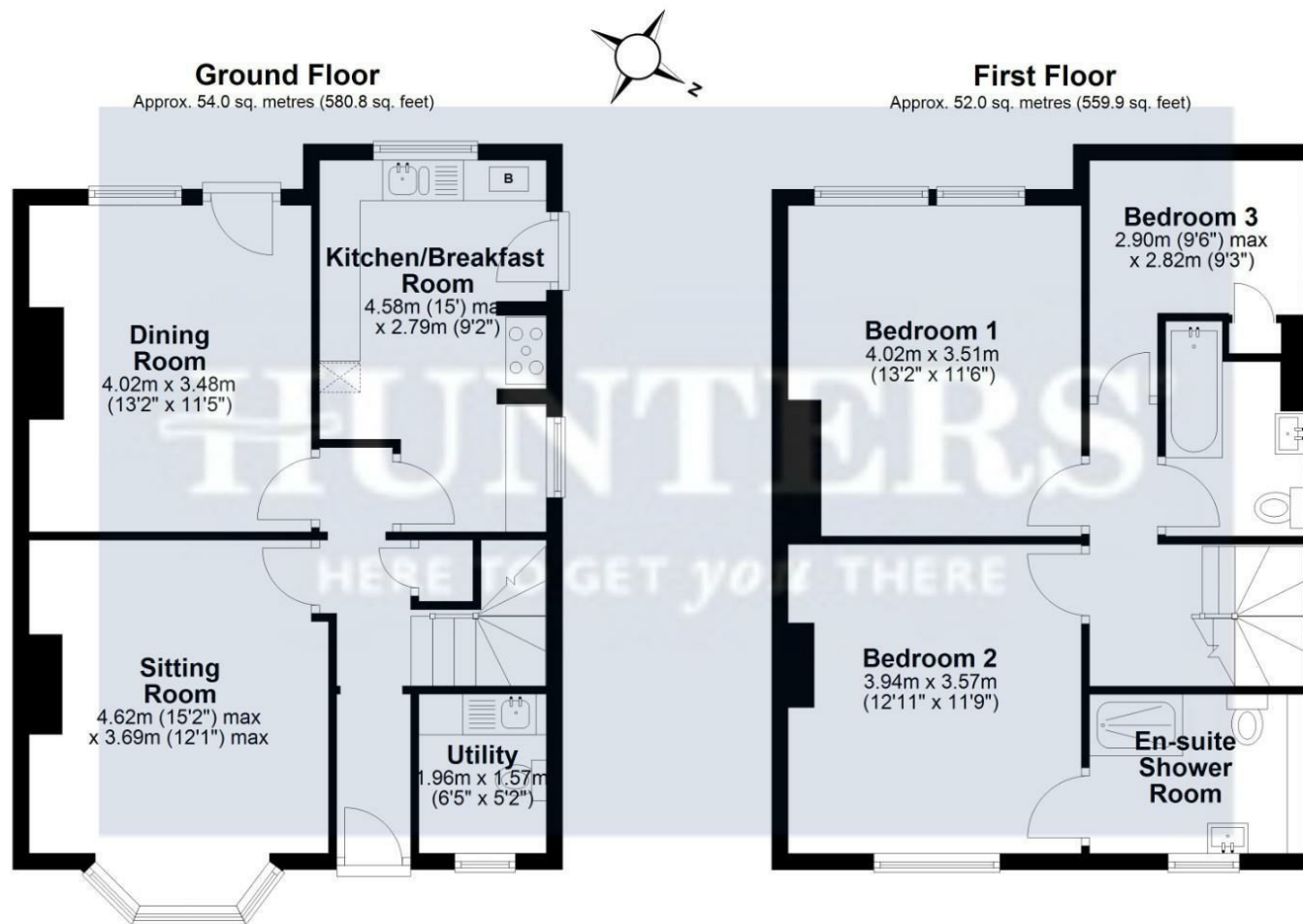
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency.

It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Stunning Edwardian Semi-Detached House
- Beautifully Presented Throughout
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Downstairs Cloakroom/Utility
- En-Suite Shower Room & Family Bathroom
- Garden to Front and Rear with Views to Cam Peak
- Off Road Parking to the Rear



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. 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.



Total area: approx. 106.0 sq. metres (1140.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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