

HUNTERS[®]

HERE TO GET *you* THERE



8 Bailey Way

Dursley, GL11 4FF

Asking Price £305,000



Council Tax: C



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Covered Entrance Porch

With composite front door to entrance hallway.

Entrance Hallway

With stairs to first floor landing, laminate flooring, storage cupboard, radiator.

Kitchen/Breakfast Room

10'9" x 10'0" narrowing to 8'1" (3.30m x 3.05m narrowing to 2.47m)

Fitted with a range of wall and base units with laminate worktops over, breakfast bar, stainless steel sink unit, space for washing machine and tall fridge/freezer, fitted electric oven with gas hob and extractor over, cupboard housing wall mounted combination boiler, tiled splash-back, laminate flooring, radiator, window to front aspect.

Living Room

15'4" narr to 14'0" x 10'9" (4.68m narr to 4.27 x 3.29)

Double glazed French doors with matching side windows to rear gardens, laminate flooring, part wood paneling to walls, feature electric fire, radiator, Nest thermostat.

Cloakroom

Low level WC, pedestal wash hand basin, window to side aspect, radiator.

First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space and doors to:

Bedroom One

10'9" narr to 8'2" x 9'5" (3.30m narr to 2.50m x 2.89m)

Having mirror fronted wardrobes, window to front aspect, radiator, door to:

En-suite Shower Room

Shower cubicle with shower, low level WC, pedestal wash hand basin, window to front aspect, part tiled walls, laminate flooring, heated towel rail.

Bedroom Two

10'1" x 8'10" (3.07m x 2.69m)

Window to rear aspect, radiator.

Bedroom Three

12'1" (max) x 6'1" (max) (3.70m (max) x 1.87m (max))

Window to rear aspect, radiator.

Bathroom

Panelled bath with shower over and glazed shower screen, low level WC, pedestal wash hand basin, heated towel rail, window to side aspect, part tiled walls, laminate flooring.

Outside Rear

The rear garden is laid to lawn with fence boundaries, patio area and decked seating area.

Outside Front

There is a path leading to front door with shrub flower borders, two brick paved parking spaces and a further path leading to gated side pedestrian access to the rear of the property.

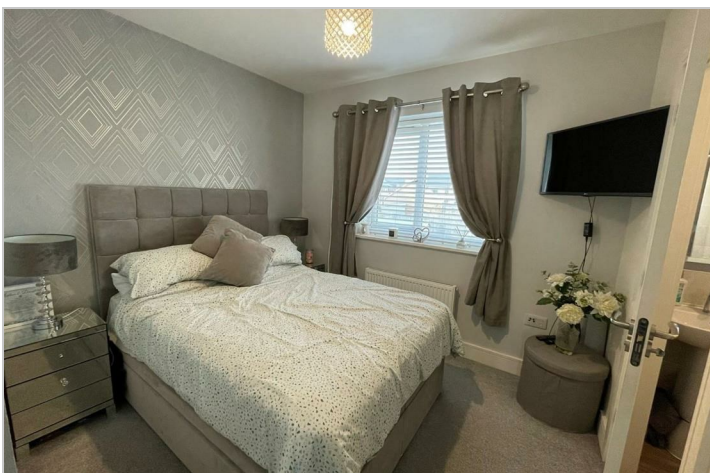
Agents Note

Please note, there is a management company in place, we have been informed the fee for this is approximately £200 per annum.

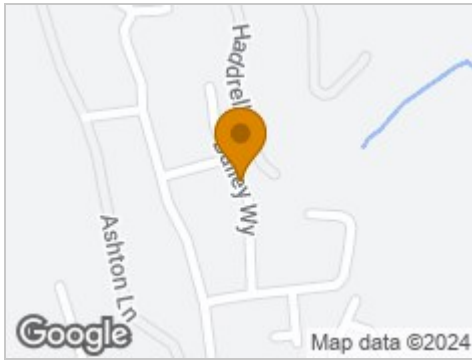
Situated on the sought after St Modwen, Littlecombe Development, this beautifully presented three bedroom semi-detached home offers ideal accommodation for the growing family. The property briefly comprises; entrance hall, downstairs cloakroom, kitchen/breakfast room, and spacious living room with French doors to garden. On the first floor the main bedroom has an en-suite shower room with two further bedrooms and family bathroom. The property has a low maintenance south facing rear garden with two off road parking spaces found to the front. The property also benefits from gas central heating controlled with Nest thermostat and remainder of the NHBC Warranty.

Littlecombe is ideally placed for access into the bustling town of Dursley well served by local shops, primary schools, Rednock Secondary School, Sainsburys Supermarket, Leisure Centre/Swimming Pool and a good range of cafes and pubs. Dursley itself is surrounded by the wooded Cotswold Escarpment with lovely walks and rides along the Cotswold Way. It is highly accessible to the main centres in the West Country via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Beautifully Presented Semi Detached Family Home
- Entrance Hallway and Cloakroom
- Fitted Kitchen/Breakfast Room
- Three Bedrooms
- En-Suite & Family Bathroom
- Living Room With French Doors to Garden
- Two Parking Spaces
- Remainder of NHBC Warranty



Road Map



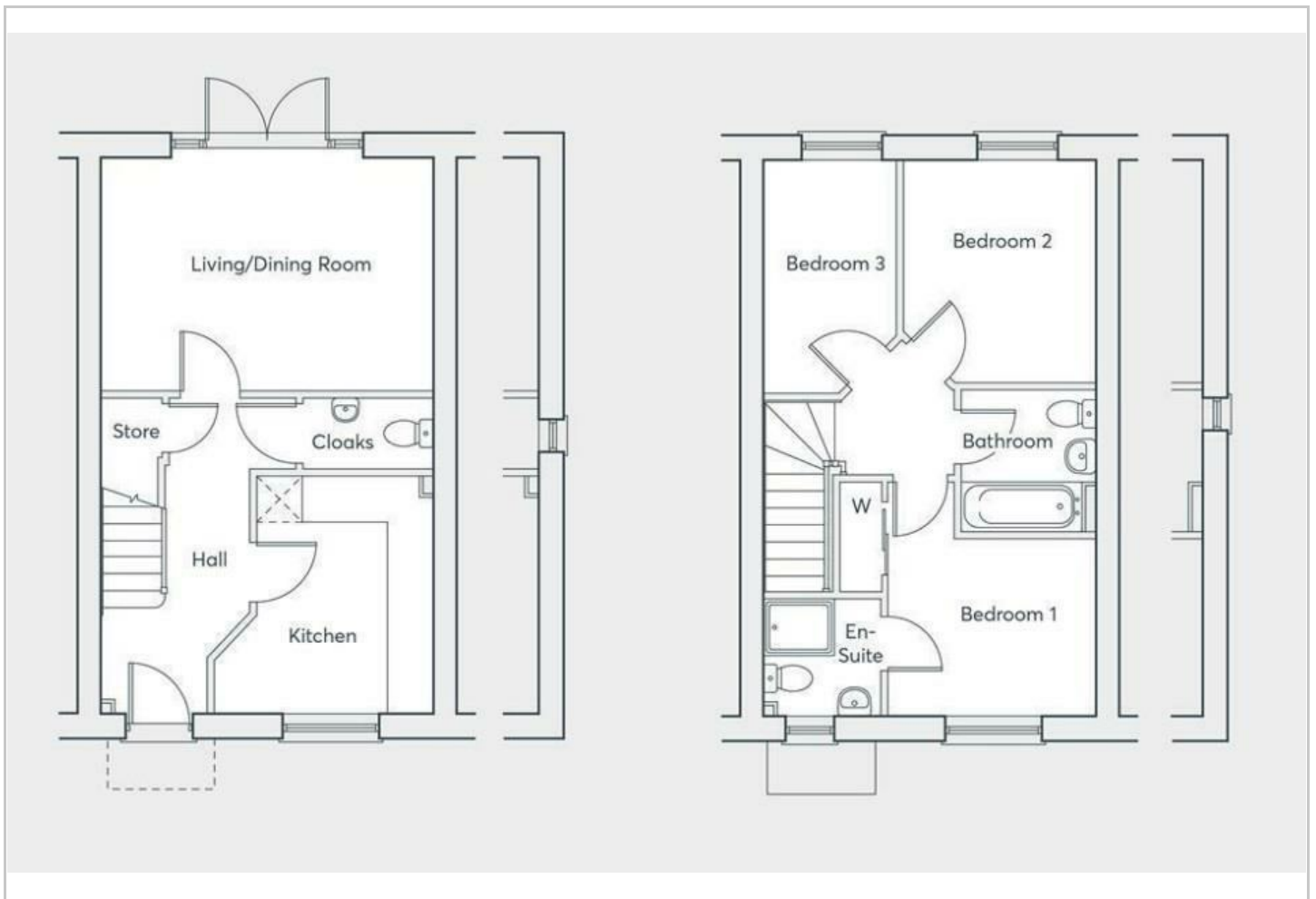
Hybrid Map



Terrain Map



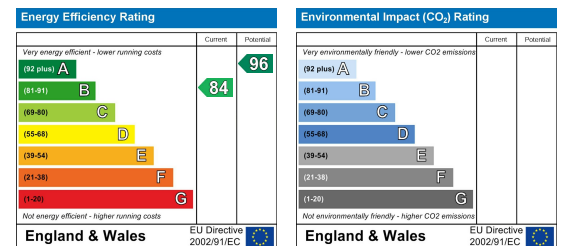
Floor Plan



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.