

HUNTERS[®]

HERE TO GET *you* THERE



10 Lampern View

Uley, Dursley, GL11 5TD

Guide Price £289,950



Council Tax: C



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Entrance

Front door leading to entrance hall with stairs to first floor landing.

Living Room

16'4 x 11'7 (4.98m x 3.53m)
Dual aspect windows, fireplace.

Kitchen

8'5 x 7'11 (2.57m x 2.41m)
Fitted with a range of wall and base units with laminate worktop surfaces over, sink and drainer unit, windows to front and side, fitted oven with hob and extractor over, space for washing machine, tiled splash-back.

Rear Lobby

Back door leading to rear garden, window and door to:

Shower Room

Fitted with walk-in shower cubicle, vanity wash hand basin with storage beneath, WC, tiled walls, frosted window.

First Floor Landing

From the entrance hall stairs lead to first floor landing with window to rear.

Bedroom One

14'1 x 10' (4.29m x 3.05m)
Window to rear, two smaller windows to front, built in storage cupboard.

Bedroom Two

11'4 x 11' (3.45m x 3.35m)
Window, built in storage cupboard.

Bedroom Three

8'4 x 7'11 (2.54m x 2.41m)
Window to rear.

Outside

The front garden is mainly laid to gravel with a path leading to front door and gated access to rear garden.

The rear garden is laid to lawn with a patio area, hedge and fence boundaries, shrub borders, side access to front of property, path leading to garage.

Garage

Having up and over door and parking space to the front.

Agents Note

There is a covenant on the property which states that any buyer must have lived or worked in the Gloucestershire area for three years or more to be able to purchase this property.

Offered with vacant possession this house is situated in Lampern View in the village of Uley renowned as being an Area of Outstanding Natural Beauty. The property comprises of entrance hall leading into the living room, kitchen, rear lobby with downstairs shower room and on the first floor three bedrooms. Outside to the front enclosed garden with side access leading to the rear private garden with access to the detached garage.

Within walking distance are the village facilities which include the Community Village Shop, Public Inn, Primary School, Church and Arts Centre with Cafe. Also close at hand are country walks including the local beauty spot of Uley Bury. The Village of Uley is surrounded by an area designated as one of Outstanding Natural Beauty with beautiful countryside. Approx. 2 miles away the market town of Dursley provides a full range of day to day shopping, schooling and recreational facilities. Dursley & Cam are also conveniently positioned for access to the A38 & M5 motorway.

- Semi-Detached Property
- In Need of Updating
- Village Location
- Three Bedrooms
- Kitchen
- Living Room
- Downstairs Shower Room
- Gardens to Front and Rear
- Detached Garage



Road Map



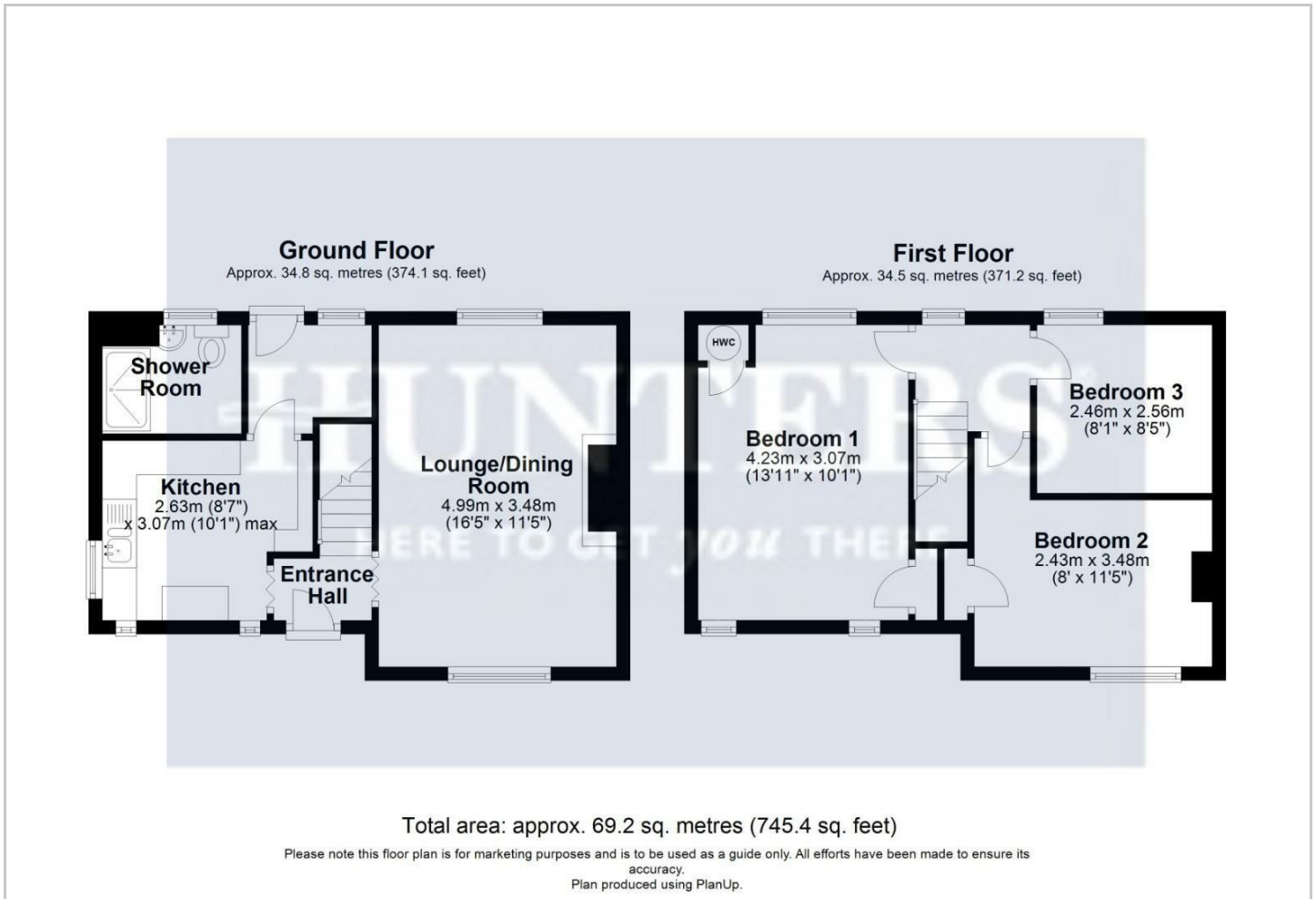
Hybrid Map



Terrain Map



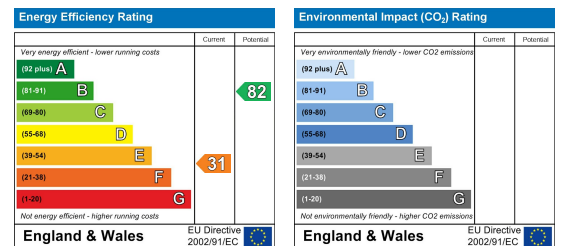
Floor Plan



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.