

HUNTERS[®]

HERE TO GET *you* THERE



42 Orchard Leaze

Dursley, GL11 6HX

Guide Price £310,995



Council Tax: C



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Found in the highly popular location of Orchard Leaze, Cam with fabulous views to the front, this semi detached property has been greatly improved by the current vendors to now offer accommodation to include: an entrance porch, entrance hallway, lounge with lovely open views, newly fitted modern kitchen/dining room with patio doors leading to the conservatory which in turn leads to the rear garden. To the first floor, three bedrooms and recently upgraded family bathroom. Outside the property has an established front garden with driveway parking leading to the garage and a well tended rear garden. The property has also been re-wired by the current vendors.

Orchard Leaze is on the outskirts of Cam and Dursley close to the scenic wooded slopes of Stinchcombe Hill and popular Leaf and Ground with walks through Stinchcombe Hill Woods. There is excellent shopping at Dursley Town with its Sainsburys Supermarket and Cam Village with its Tesco supermarket. Communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway make this an ideal commuting point along with the mainline railway station at Box Road, Cam.

Entrance Porch

Front door leading entrance hall and window to side with views.

Entrance Hall

With staircase leading to the first floor landing, under stairs storage cupboard and radiator.

Living Room

With window to front with lovely views, radiator.

Kitchen/Diner

Fitted with a range of wall and base units incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer, four ring electric hob and oven. Space for washing machine and space for freestanding fridge/freezer. Two storage cupboards, heated towel rail and radiator.

Conservatory

Double glazed with windows and door to rear.

First Floor Landing

Access to:

Bedroom One

With built-in wardrobes, radiator and window to front with views.

Bedroom Two

With storage cupboard, radiator and window to rear.

Bedroom Three

Having window to front with lovely views, radiator.

Family Bathroom

Suite comprising low level wc, wash hand basin and bath with shower over, heated towel rail.

Outside

The front garden has driveway parking leading to the garage with a shingle area to enjoy the superb views with steps leading to the property with various plants and shrubs. The mature rear garden has a lower lower patio area with with steps leading to a lawned area with an abundance of plants, trees and shrubs. At the top of the garden there is a lovely area, with a great view, to enjoy the evening sun.

Tel: 01453 542 395



Road Map



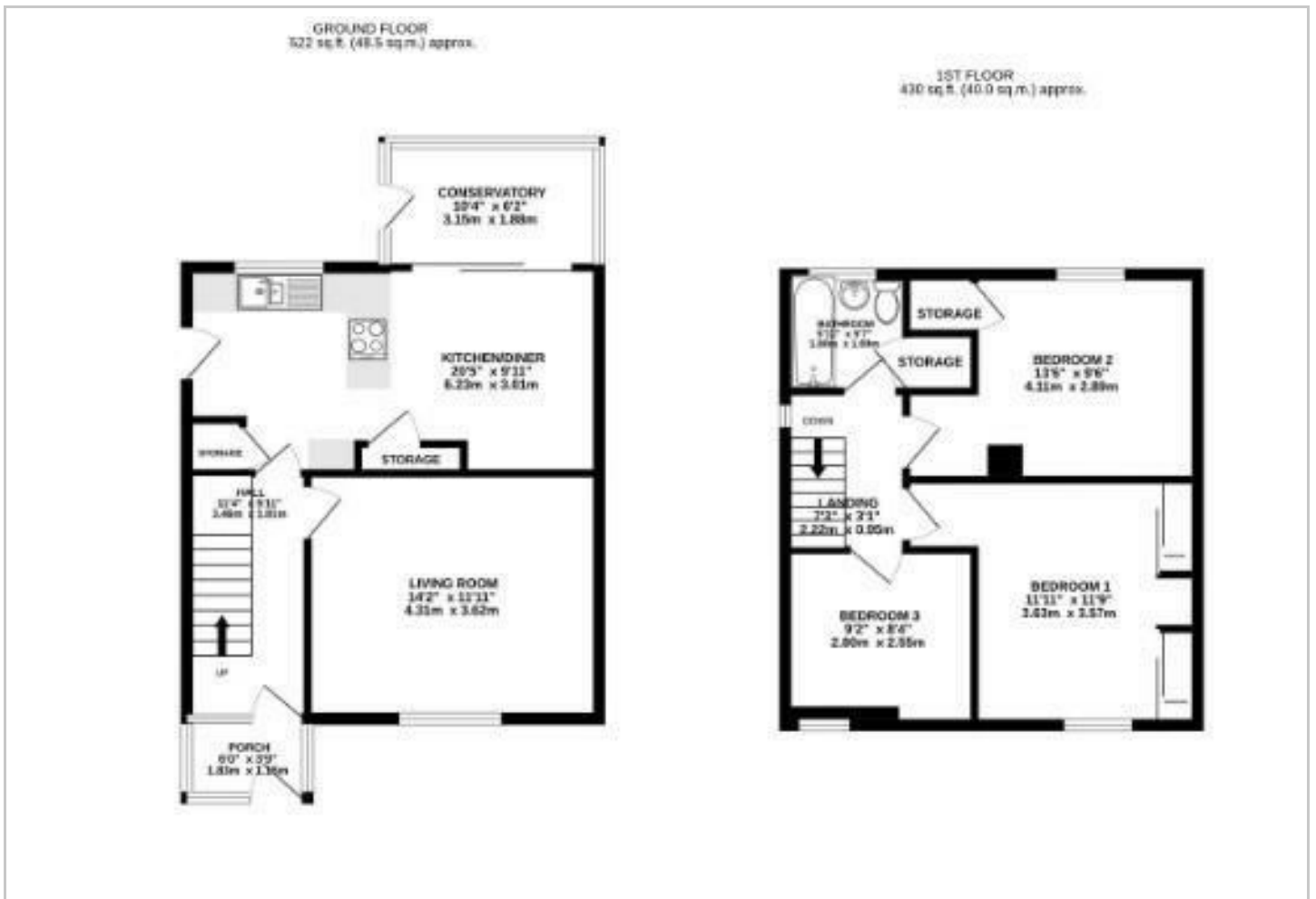
Hybrid Map



Terrain Map



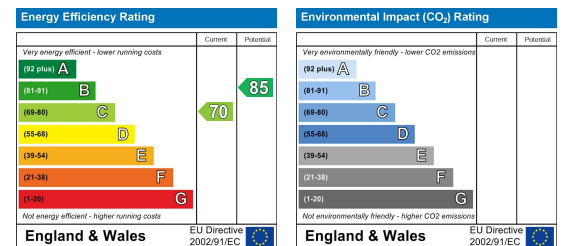
Floor Plan



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.