

# HUNTERS<sup>®</sup>

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## 4 Lambsdowne

Dursley, GL11 6PX

Guide Price £375,000



Council Tax: D



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Originally a three bedroom bungalow, this spacious property is located in a desirable position within Lambsdowne having a West facing garden. Offered for sale with no onward chain, the property briefly comprises of entrance hall, cloakroom, fitted kitchen leading to utility/garage, two double bedrooms and shower room. Outside the bungalow benefits from off road parking for two cars and enclosed garden to rear.

- **Detached Bungalow**
- **Kitchen & Utility/Garage**
- **Two Bedrooms**
- **Garden**
- **No Onward Chain**
- **Entrance Hall & Cloakroom**
- **Open Plan Lounge/Dining Room**
- **Shower Room**
- **Popular Cul-De-Sac Location**
- **EPC Rating - D**

## **Entrance Hallway**

Having UPVC double glazed door, ceiling light and radiator.

## **Lounge**

19'07" x 12'08" (5.97m" x 3.86m")

With UPVC double glazed bay window, radiator, carpets, electric fire, two ceiling lights and fitted blinds.

## **Kitchen**

15'08" x 9'10" (4.78m" x 3.00m" )

Fitted with a range of wall and base units having laminate work surfaces over. Stainless steel sink unit with drainer, tiled splash back, laminate flooring, built-in double oven, gas hob, space for fridge/freezer, extractor fan and access to utility room/garage.

## **Garage/Utility Room**

17' x 15'02" (5.18m x 4.62m)

Fitted with base units having laminate worktops over and stainless steel sink unit with drainer. Shelving, combination boiler, ceiling light and attic storage. Up and over garage door and UPVC double glazed door leading to the garden.

## **Cloakroom**

With WC, wash hand basin with storage under, radiator, frosted UPVC double glazed window, fuse box, laminate flooring and ceiling light.

## **Principle Bedroom**

21'01" x 15'08" (6.43m" x 4.78m" )

UPVC double glazed window and access into garden. Ceiling light, radiator, built-in storage and loft access.

## Bedroom Two

14'11" x 8'02" (4.55m" x 2.49m" )

UPVC double glazed window to front, radiator, carpets, ceiling light and fitted blinds.

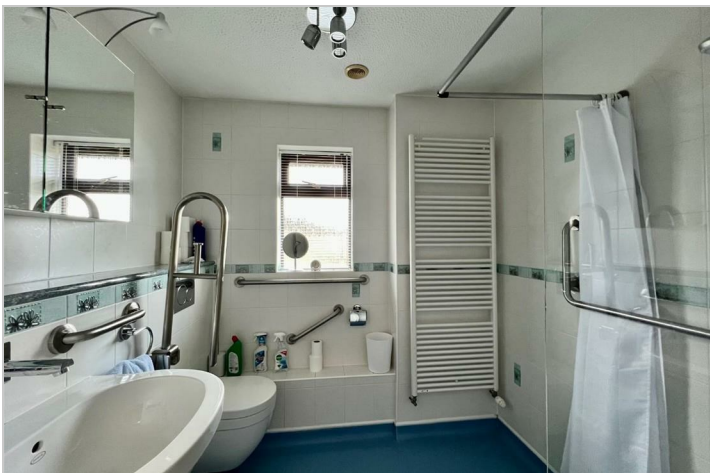
## Bathroom

6'06" x 7'04" (1.98m" x 2.24m" )

Suite comprising walk-in shower, wash hand basin and WC. Towel rail, ceiling light, tiled walls and window with fitted blind.

## Outside

There is off street parking for two cars. The rear garden is enclosed by panelled fencing and is arranged over two levels with patio area and steps leading up to raised gravelled area with flowering shrub borders.



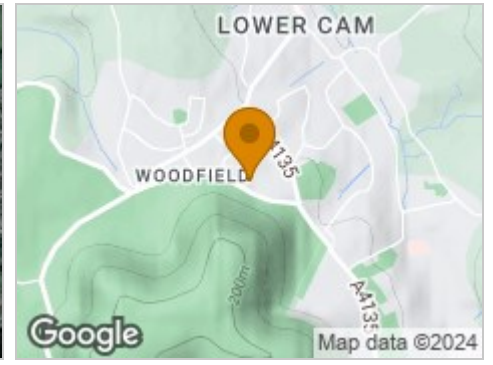
## Road Map



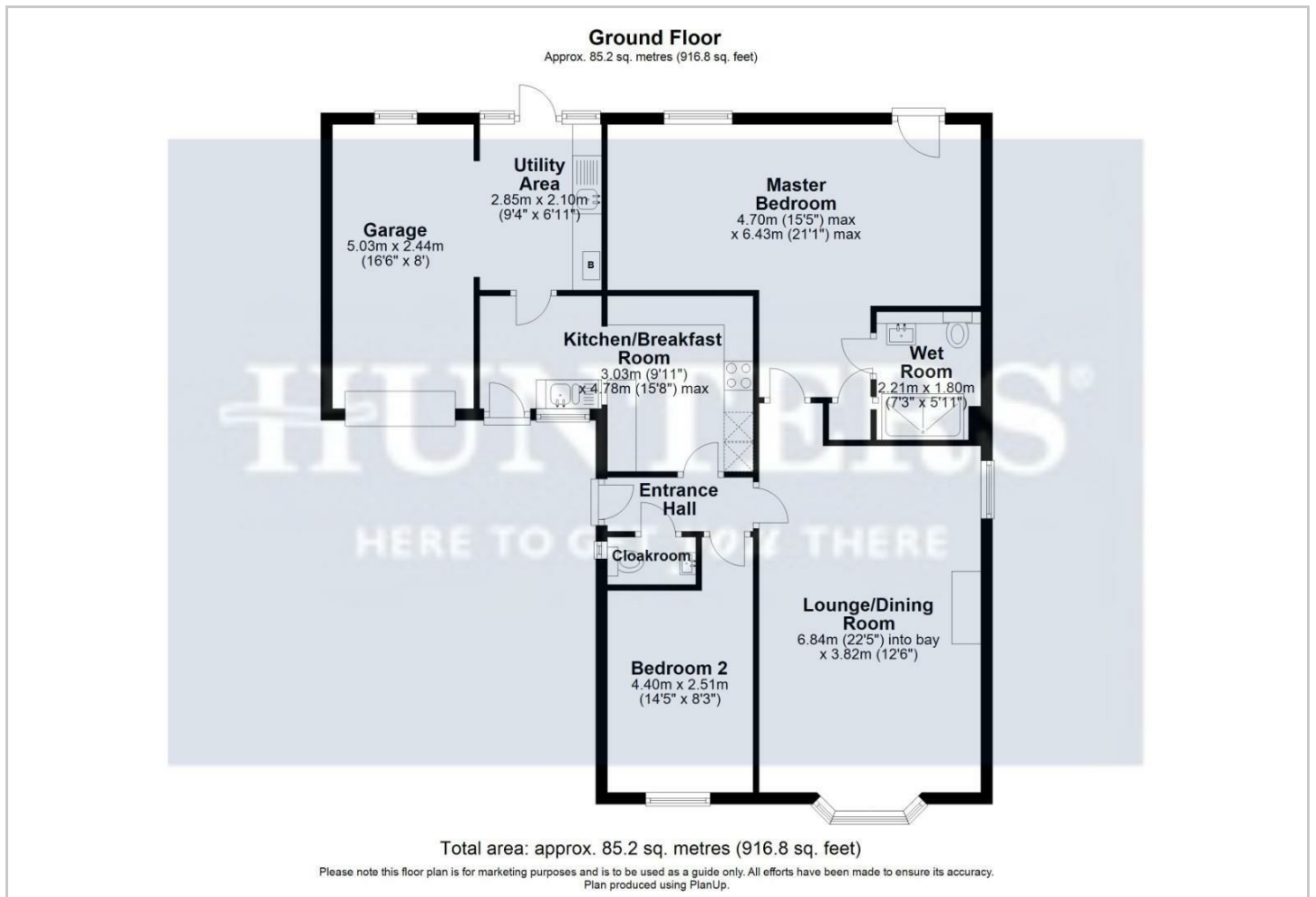
## Hybrid Map



## Terrain Map



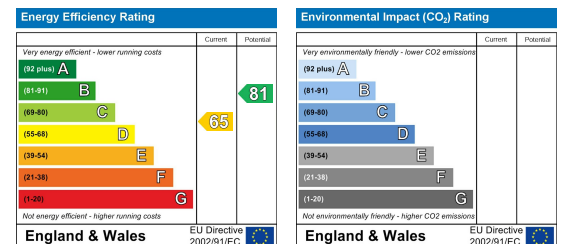
## Floor Plan



## 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.