

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



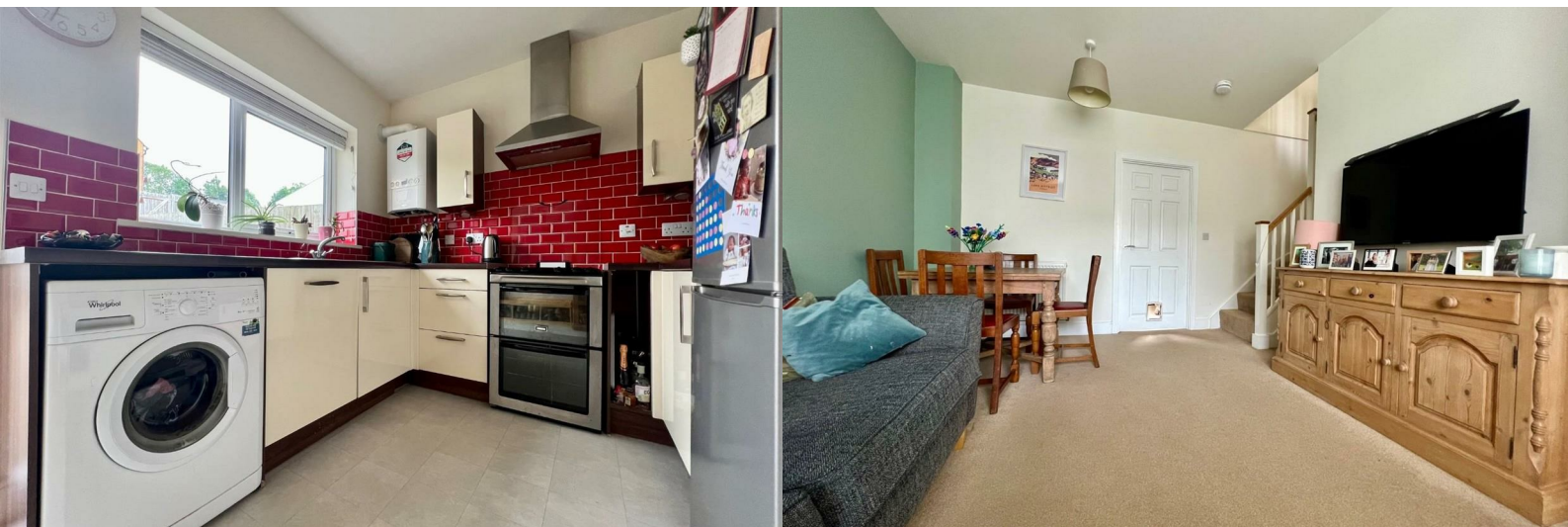
## 35 Budding Way

Dursley, GL11 5BE

Guide Price £259,700



Council Tax: B



# 35 Budding Way

Dursley, GL11 5BE

Guide Price £259,700



## Canopy Entrance Porch

Via front door to entrance hall with doors to:

## Downstairs Cloakroom

Having WC, pedestal wash hand basin and radiator.

## Living Room

14'9 x 10'11 (4.50m x 3.33m)

With UPVC double glazed window to front, radiator, stairs to first floor landing, understairs storage and door to:

## Kitchen/Breakfast Room

15' x 8'8 (4.57m x 2.64m)

Fitted with a range of wall and base units with laminate worktops over, stainless steel sink and drainer unit, wall mounted boiler, space for cooker with extractor over, space for tall fridge/freezer, space and plumbing for washing machine, tiled splash-back, radiator, window to rear and French doors leading to garden.

## First Floor Landing

From the living room stairs lead to first floor landing with radiator and access to part boarded loft space with ladder.

## Bedroom One

15'1 x 8'10 (4.60m x 2.69m)

With UPVC double glazed window with views of garden, built in storage cupboard, radiator.

## Bedroom Two

15' x 7'3 (4.57m x 2.21m)

With two UPVC double glazed windows to front, radiator.

## Bathroom

6'6 x 7'7 (1.98m x 2.31m)

Fitted with a white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, WC, part tiled walls and floor, frosted window.

## Outside

The front is laid to lawn with specimen tree and path leading to front door with shrub borders and having two parking spaces to the side.

There is side pedestrian access leading to the rear of the property having a path with gravel borders. The rear garden is laid to lawn with shrub borders, shed, fence boundaries, patio and path.

## Agents Note

Estate Management Fees apply, please ask agent for further details.

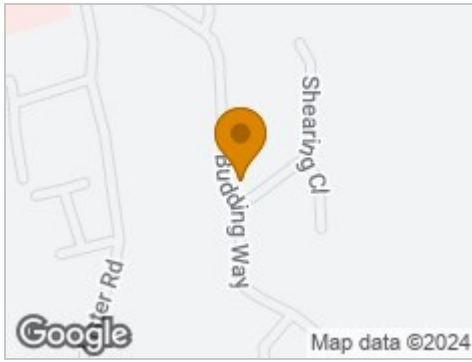
Situated in Budding Way, Dursley this semi-detached home comprises on the ground floor; living room, kitchen/breakfast room and downstairs cloakroom. There are two bedrooms on the first floor complimented by family bathroom. Outside there are private rear gardens and two parking spaces to the side of the property.

The Littlecombe Development is very popular and convenient for both Cam Village and Dursley Town with its full range of facilities including supermarkets, leisure centre/swimming pool, library, doctors, dentists, primary and Rednock Secondary School. For those travelling to the major centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide excellent commuting routes and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Semi Detached property
- Two Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Downstairs WC
- Family Bathroom
- Rear Gardens
- Two Parking Spaces



## Road Map



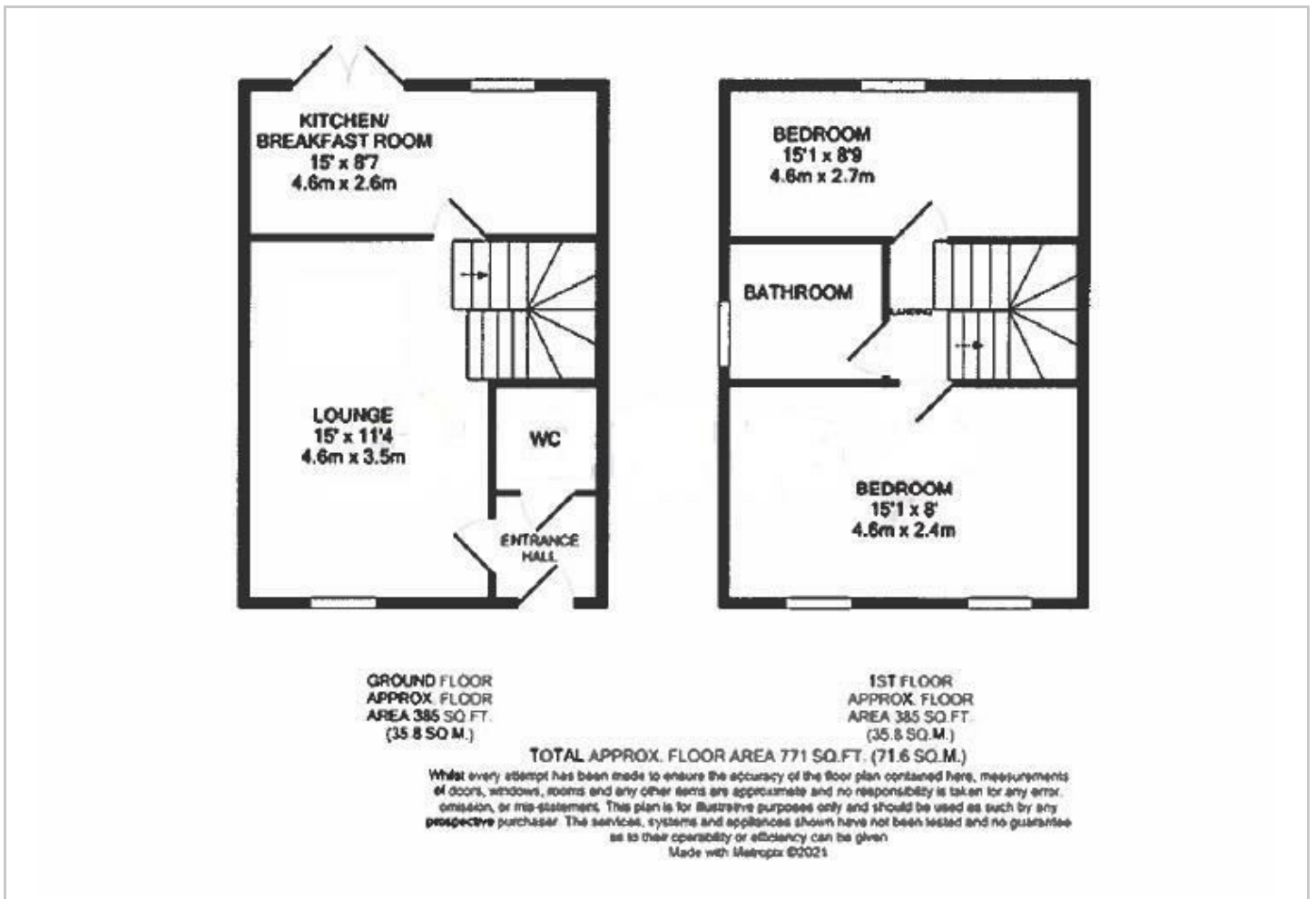
## Hybrid Map



## Terrain Map



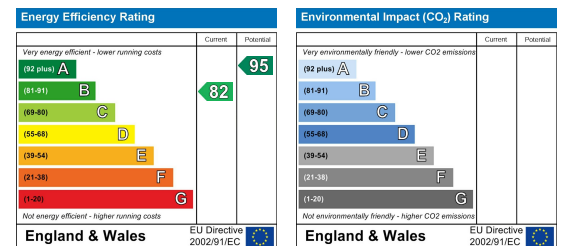
## Floor Plan



## 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.