

HUNTERS[®]

HERE TO GET *you* THERE



5 Phelps Mill Close

Dursley, GL11 4GA

Asking Price £155,000



Council Tax: A



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Dursley, GL11 4GA

Asking Price £155,000



Situated close to the market town of Dursley and offered with no onward chain we offer for sale this two bedroomed apartment offering vacant possession. With spacious accommodation comprising of open plan kitchen/dining/living room, two bedrooms and bathroom. With the benefits of double glazing, gas central heating and allocated parking space.

Phelps Mill Close is well positioned for access into the market town of Dursley with its bustling shopping centre, Sainsbury's Supermarket, swimming pool/leisure centre, primary and Rednock secondary school. There is a range of cafes and eateries within the town. With easy access to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- **Two Bedroom Apartment**
 - **Bathroom**
 - **Double Glazing**
 - **Close to Amenities**
- **Open Plan Kitchen/Living Room**
 - **Gas Central Heating**
 - **Allocated Parking Space**
 - **No Chain**

COMMUNAL ENTRANCE

Front door leading to communal entrance hallway with stairs leading to the second floor where there is entrance door leading to the apartment.

ENTRANCE HALL

Front door leading into entrance hallway with laminate flooring, radiator and cupboard housing Worcester Gas Boiler.

OPEN PLAN KITCHEN/LIVING ROOM

17'10" x 16'1" (5.44 x 4.90)

With two upvc double glazed windows, laminate flooring, range of fitted units with worktop surfaces,

fitted oven and four ring gas hob with extractor hood over, stainless steel sink unit with mixer tap and drainer, plumbing for washing machine and space for fridge/freezer, part tiled walls and two radiators.

BEDROOM ONE

10'8" x 10'10" (3.25 x 3.30)

Two upvc double glazed windows and radiator.

BEDROOM TWO

10'8" x 7'1" (3.25 x 2.16)

Upvc double glazed window and radiator.

BATHROOM

With panelled bath with shower over and screen,

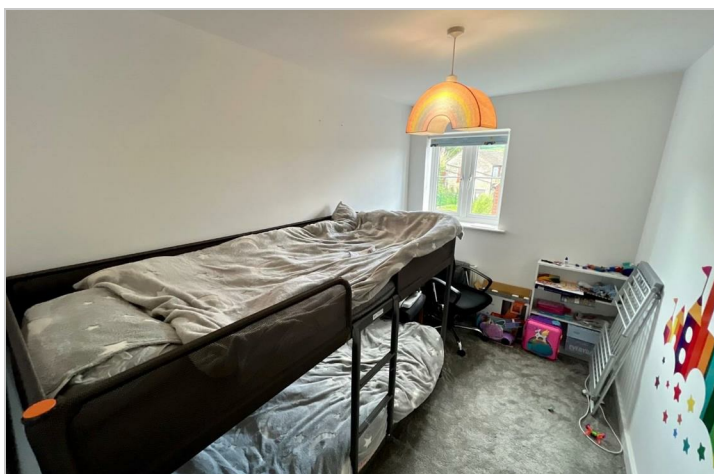
low flush wc, wash hand basin, part tiled walls, frosted upvc double glazed window and radiator.

OUTSIDE

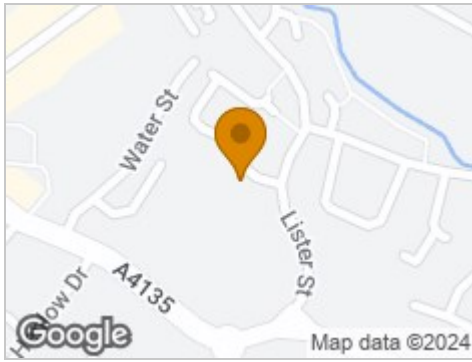
Allocated parking space.

AGENTS NOTE

Property is Leasehold, managing agent is First Port with half yearly service charge of £632.81. Ground Rent £150 Per Annum. 994 Years left on lease.



Road Map



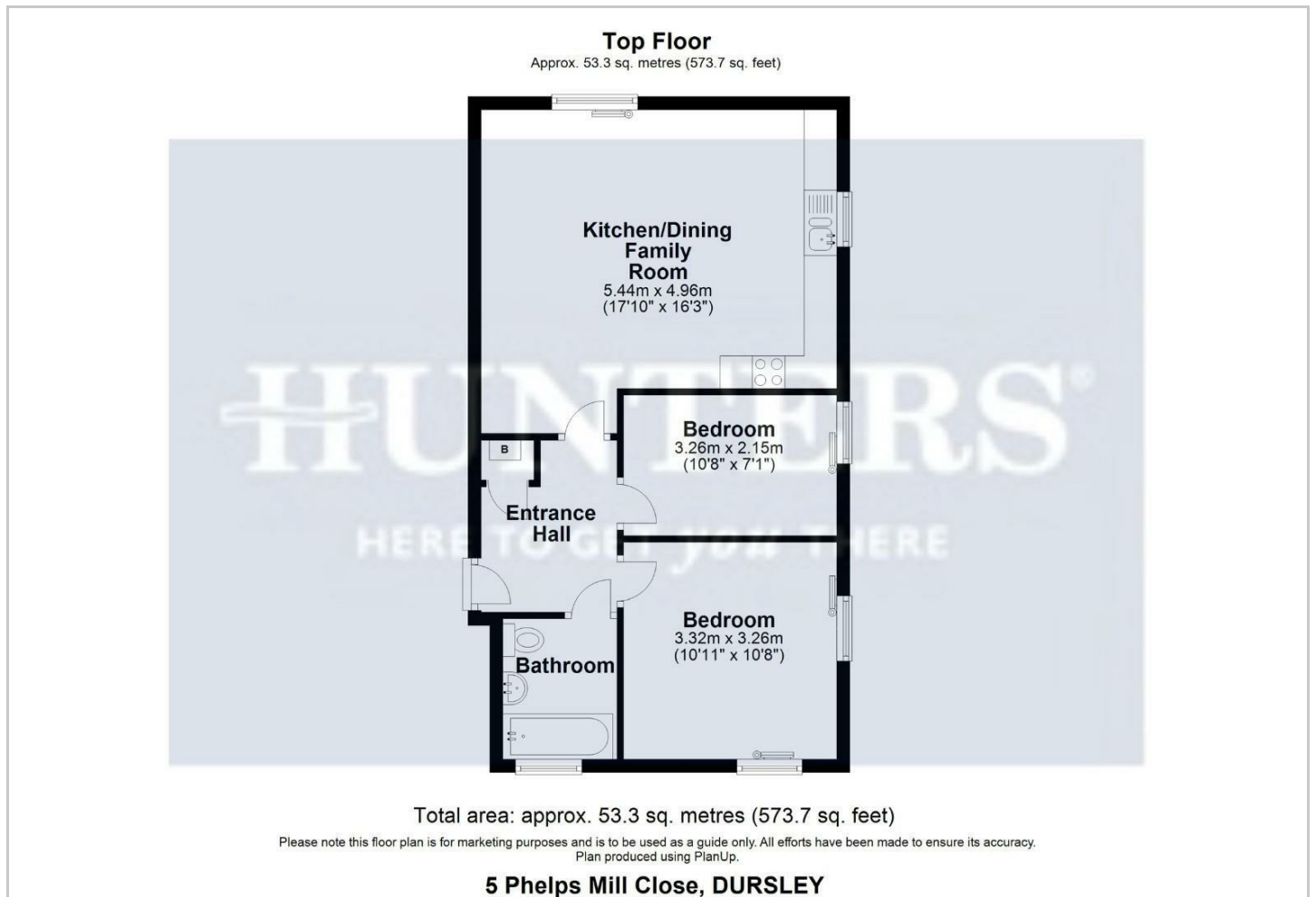
Hybrid Map



Terrain Map



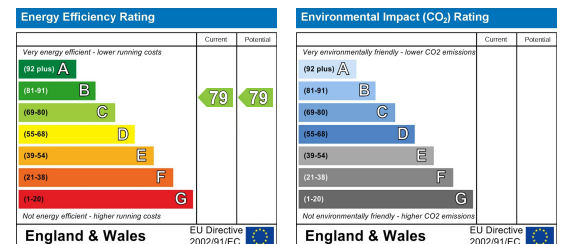
Floor Plan



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.

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