

# HUNTERS<sup>®</sup>

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## 2 Haddrell Close

Dursley, Gloucestershire, GL11 5EU

Guide Price £295,000



Council Tax: C



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- **Semi Detached House**
- **En-Suite and Bathroom**
- **Downstairs Cloakroom**
- **Allocated Parking**
- **Three Bedrooms**
- **Kitchen**
- **Enclosed Rear Garden**
- **No Onward Chain**

With no onward chain and in excellent order throughout this property is ready to move into. With accommodation comprising of entrance hallway with downstairs cloakroom, kitchen and lounge to the rear leading onto the enclosed rear garden. With three bedrooms on the first floor, en-suite to bedroom one and bathroom. This former show home of St Modwen also has the remaining years on the building warranty.

The property is situated on The Littlecombe Development which is very popular with landscape communal areas and children's play parks whilst also being convenient for both Cam Village and Dursley Town with its full range of facilities including supermarkets, leisure centre/swimming pool, library, doctors, dentists 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.

## **Entrance Hallway**

With stairs leading to the first floor and radiator.

## **Cloakroom**

Wash hand basin with tiled splashback and mixer tap, low flush wc, frosted double glazed window and radiator.

## **Kitchen**

12'10 x 6'10 (3.91m x 2.08m)

Double glazed window to the front, fitted units with worktop surfaces, space for washing machine and fridge/freezer, fitted oven with gas hob and extractor hood over, one and half bowl sink and drainer unit with mixer tap and radiator.

## **Living Room**

15'10 x 14'5 (4.83m x 4.39m)

French doors leading into rear garden, two radiators and under stairs storage cupboard.

## **First Floor Landing**

Radiator and loft access.

## **Bedroom One**

10'10" x 8'6 (3.30m x 2.59m)

Double glazed window to the front, radiator and fitted cupboards.

## **En-Suite**

Fitted shower cubicle, low flush wc and wash hand basin with mixer tap, heated towel rail and double glazed window.

## **Bedroom Two**

12' x 8'7 (3.66m x 2.62m)

Double glazed window to the rear and radiator.

### Bedroom Three

13' x 5'7 (3.96m x 1.70m)

Double glazed window to the rear and radiator.

### Bathroom

Suite comprising of low flush wc, wash hand basin with mixer tap, panelled bath with shower over and screen, part tiled walls and heated towel rail.

### Outside

To the rear, patio with lawn, retractable sun canopy, good size shed and flower borders with gate leading to the allocated parking spaces. Outside water tap to the front.

### Agents Note

Management Company for the estate with half yearly charges payable, please enquire for further details.



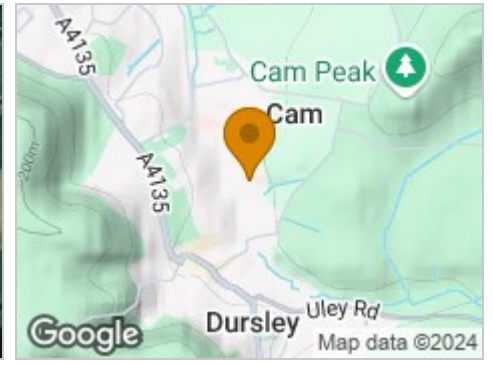
## Road Map



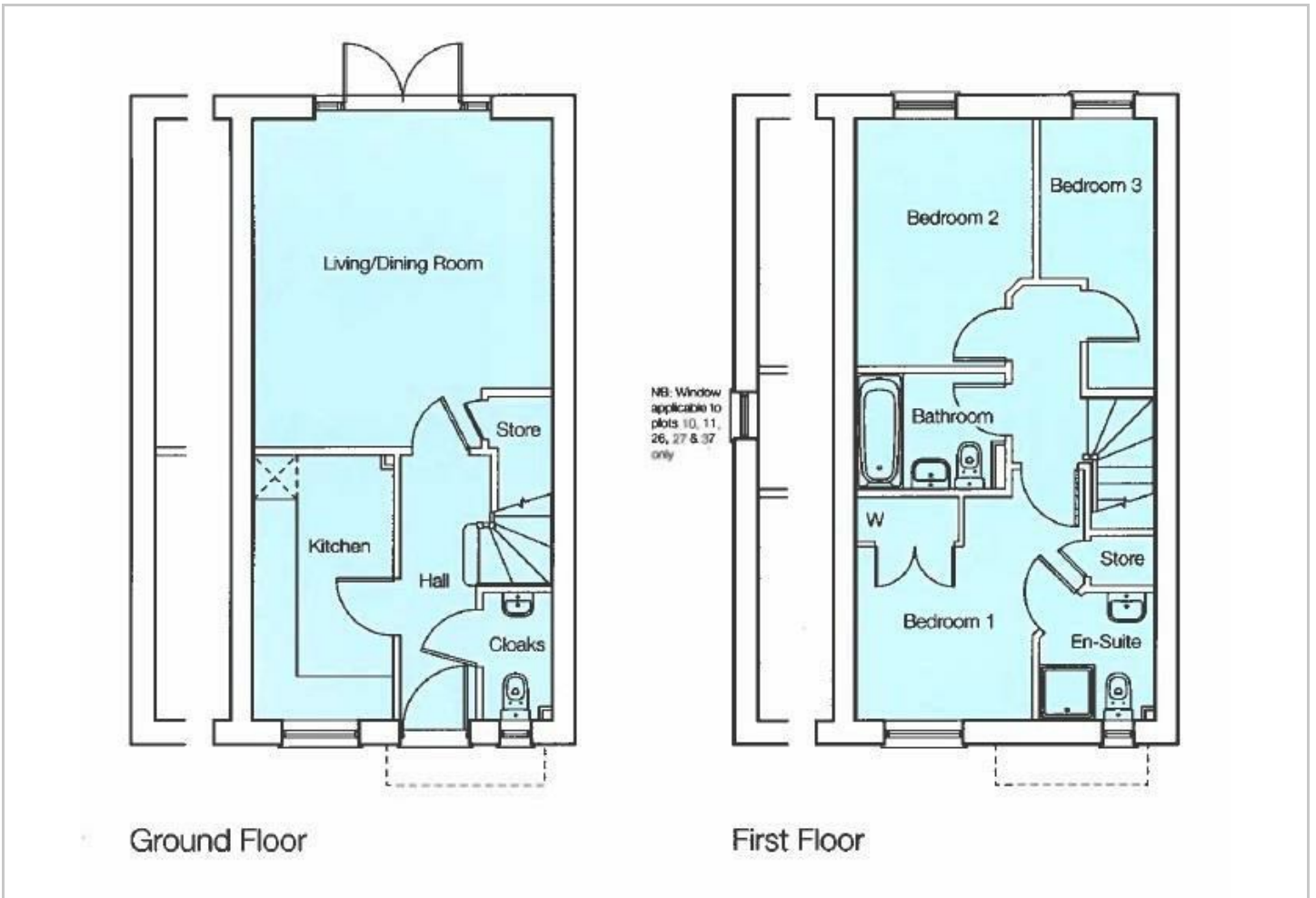
## Hybrid Map



## Terrain Map



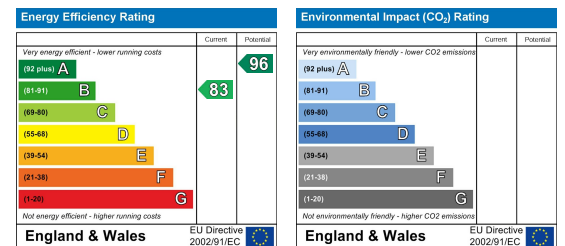
## Floor Plan



## 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.