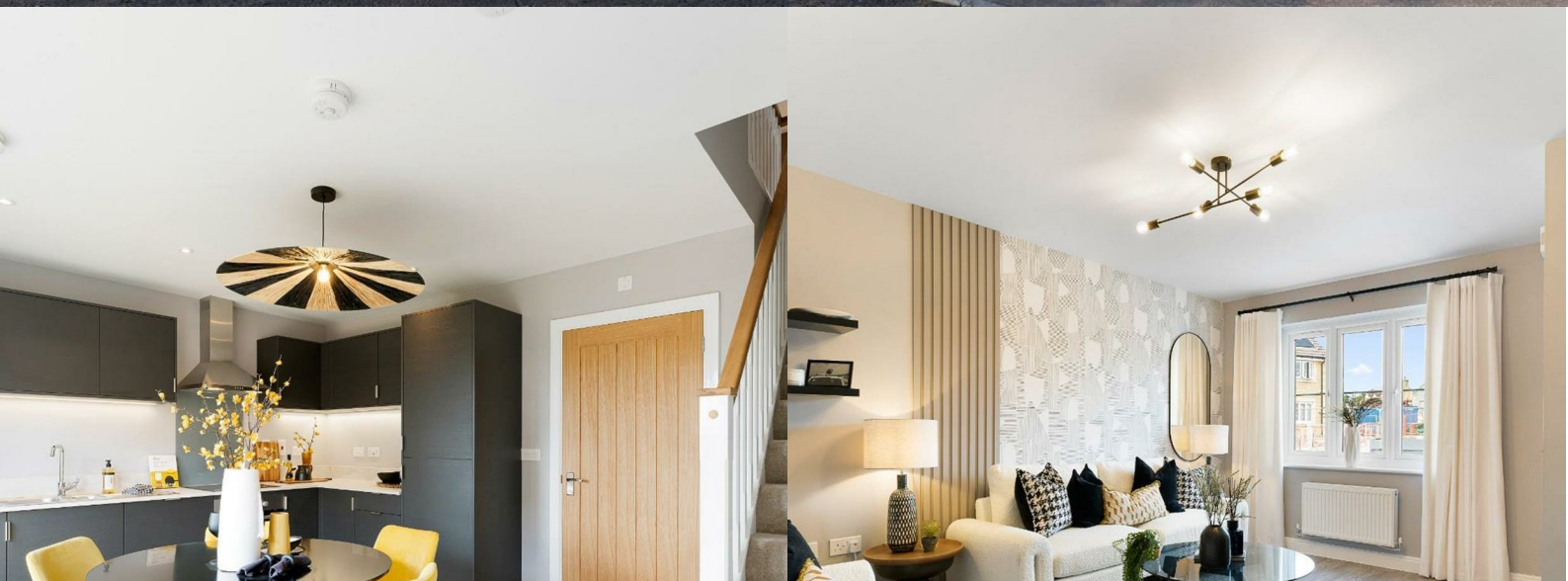


# HUNTERS®

HERE TO GET *you* THERE



## The Lavender, Lister Gardens

Cam, Dursley, GL11 5DJ

Guide Price £335,000



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## Area Map



The Lavender is a brilliant home for first time buyers who are looking to take their first step onto the property ladder or those looking for a home which is easier to manage. Both upstairs and downstairs in The Lavender, you'll find plenty of space to live, just how you like it.

Step inside and you'll find a hallway which comes with plenty of space for shoes and coats, as well as a downstairs cloakroom, which is a great addition especially when you have guests. Off the hallway you'll find a spacious lounge, with plenty of room for the whole family to relax after a busy day. Storage under your stairs can be accessed via your lounge, which will come in very handy for hiding away the less glamorous bits and bobs.

An open plan kitchen/dining room is accessible via the lounge. You'll find plenty of practical surface and storage space, along with space for family time, dining and entertaining. The garden can be accessed through a set of French doors, creating a light, bright and airy home.

Upstairs you'll find three bedrooms, as well as a family bathroom. One of the bedrooms could comfortably double up as a home office, if you're looking to work from home. Or if you're looking for additional space for your growing family, the third bedroom would make a brilliant nursery. How you choose to use your space is completely up to you.

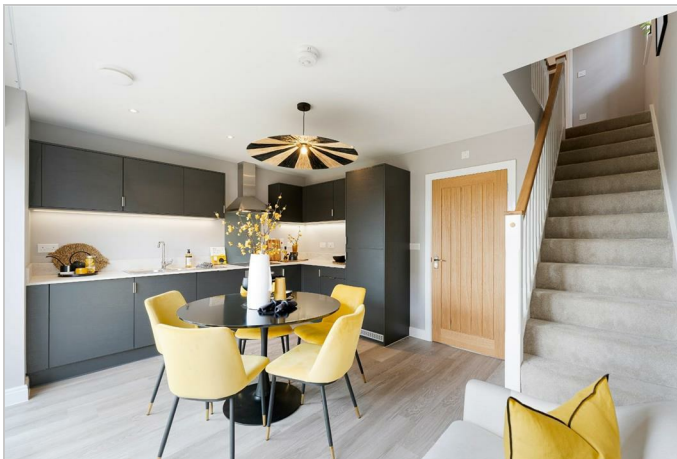
Lister Gardens 2 is a brand new development of 2, 3 & 4 bedroom homes. Ideally situated on the northern edge of the village just 3 miles north of Dursley, the homes are within easy commutable distance by road and rail of the regional centres of Stroud, Gloucester, Cheltenham and Bristol. The development is also surrounded by pockets of open space, and is within walking distance to local amenities and Cam & Dursley train station.

All of the homes are designed with energy efficiency in mind and have undergone pivotal enhancements to embrace sustainable living with solar panels and EV charging points throughout the site.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



- Three Bedrooms
- Living Room
- Electric Car Charger
- Flexible Family Living
- Cloakroom
- South Facing Garden
- Kitchen/Diner
- Family Bathroom



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 OR LETTING?** If you are thinking of selling or letting 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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