

HUNTERS[®]

HERE TO GET *you* THERE



Long Street

Dursley, GL11 4HL

£750 PCM



Situated in the market town of Dursley we have for let a one bedroom first floor apartment with modern kitchen with fitted oven and hob, lounge, shower room and double bedroom. Electric Heating and secondary glazed windows. Available December.



SITUATION

The property is well-positioned for local shops at Dursley town centre with a full range of shopping, schooling and recreational facilities and Cam with its Tesco's Supermarket, doctors and dentist. The A38 and M5 motorway providing excellent commuting links to the larger centres of Bristol, Gloucester and Cheltenham and there is a main line train station at Box Road, Cam, serving Bristol and London Paddington via Gloucester.

DIRECTIONS

From our office proceeding past Sainsbury's Supermarket, continue to the roundabout. Turn left into Long Street and the property can be found on the left hand side.

AGENTS NOTES

Hunters would like to draw to your attention that these particulars are for guidance purposes only and do not constitute part of an offer or contract. Any areas, measurements and distances are approximate, the plans, text, photographs are for guidance only and not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise and it should not be assumed that the property has all necessary planning, building regulations and other consents. Prospective purchasers should not rely on this information and should get their solicitor to check the plans and specification attached to their contract.

VIEWINGS

For an appointment to view please contact: Hunters Town & Country Homes, 18 Parsonage Street, Dursley, Glos, GL11 4EA. Telephone: 01453 542395 or email: dursley@hunters.com

COUNCIL TAX BAND - A

ENTRANCE

Communal door to entrance hall with a door entry system, communal lighting and meter cupboards. Door through to courtyard steps leading to:

HALLWAY

Door to entrance hall with telephone receiver to door entry system. Low level cupboard with water heating unit, wall mounted fuse board and smoke detector.

KITCHEN 8'7" x 7'7" (2.62 x 2.31)

Having a range of cream shaker style units incorporating base units with work top surfaces, matching wall storage cupboards, inset single drainer sink unit with mixer tap. Built in Lamona stainless steel oven and 4 ring hob unit and cooker hood over. Splash back tiling, space for fridge and washing machine.

SHOWER ROOM 7'6" x 7'4" (2.29 x 2.24)

Having corner walk in shower unit with Triton electric shower and glazed shower screen. Pedestal wash hand basin, low level WC. Electric air extractor fan.

LOUNGE 12'3" x 19'0" (3.73 x 5.79)

Feature window with views to courtyard and secondary glazing. Double window with secondary glazing and Dimplex electric panelled radiator. 4 x double plug socket, aerial point, 2 x ceiling lights and smoke detector. Leading to:

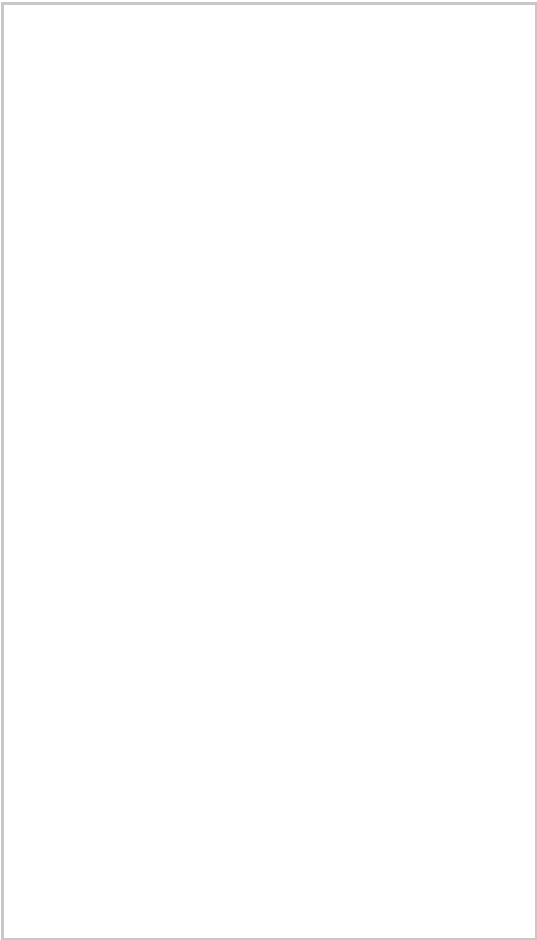
BEDROOM 17'0" x 10'2" (5.18 x 3.10)

With electric panelled radiator. Deep silled triple window to side with secondary glazing and views to rear. 2 x double plug sockets, ceiling light and smoke detector.

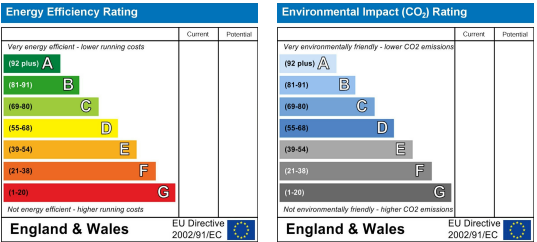
Area Map



Floor Plans



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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