

HUNTERS®

HERE TO GET *you* THERE



21 Nordown Road

Norman Hill, Dursley, GL11 5RU

Guide Price Guide Price £275,000



Council Tax: C



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Entrance

Front door leading into entrance hallway with stairs leading to the first floor and doors off leading into:

Cloakroom

With window, low flush wc and wash hand basin.

Study

Window to the side and power.

Kitchen

Fitted wall and base units with work-surfaces over, stainless steel sink and drainer unit, space for washing machine, space for free-standing cooker, extractor hood, window to rear aspect, part glazed door leading to garden, serving hatch to living room.

Living Room

Dual aspect with windows to front and rear.

First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space, window and airing cupboard.

Bedroom One

Window to front aspect, built-in storage cupboard, heater.

Bedroom Two

Window to front aspect, built-in storage cupboard, heater.

Bedroom Three

Window to rear aspect with storage cupboard.

Shower Room

Fitted with a modern suite comprising corner shower cubicle, wc, wash hand basin set in unit, fully tiled walls, heated towel rail and frosted window.

Outside

To the front driveway providing off road parking with lawn and side gate leading to the rear enclosed garden with storage shed, steps leading up lawn and patio area with panelled fenced boundaries.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Offered for sale with vacant possession and no onward chain, this semi detached house offers good size accommodation with scope for improvement. Located in the popular location of Norman Hill in Cam the property offers accommodation comprising of lounge, downstairs cloakroom, separate study and kitchen/breakfast room on the ground floor. Upstairs three good size bedrooms and shower room with outside providing off road parking and an enclosed garden.

Norman Hill is a popular locality with easy access to both Cam Village with its Tesco supermarket and the bustling Town Centre of Dursley with its full range of day to day amenities including a Sainsbury's supermarket, leisure centre,/swimming pool, cafes and pubs, dentist and doctors surgeries and a good range of Primary Schools and Rednock Secondary school within a ten minutes walk.

The busy town of Dursley provides excellent commuting links to the larger towns of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam serving London (Paddington) via Gloucester.

- Semi Detached House
- Kitchen/Breakfast room
- Shower Room
- Driveway Providing Off Road Parking
- Three Bedrooms
- Lounge and Study
- Enclosed Rear Garden
- No Onward Chain



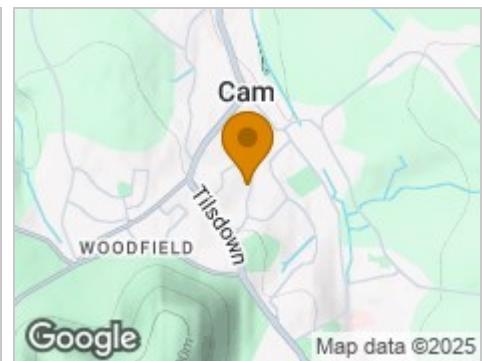
Road Map



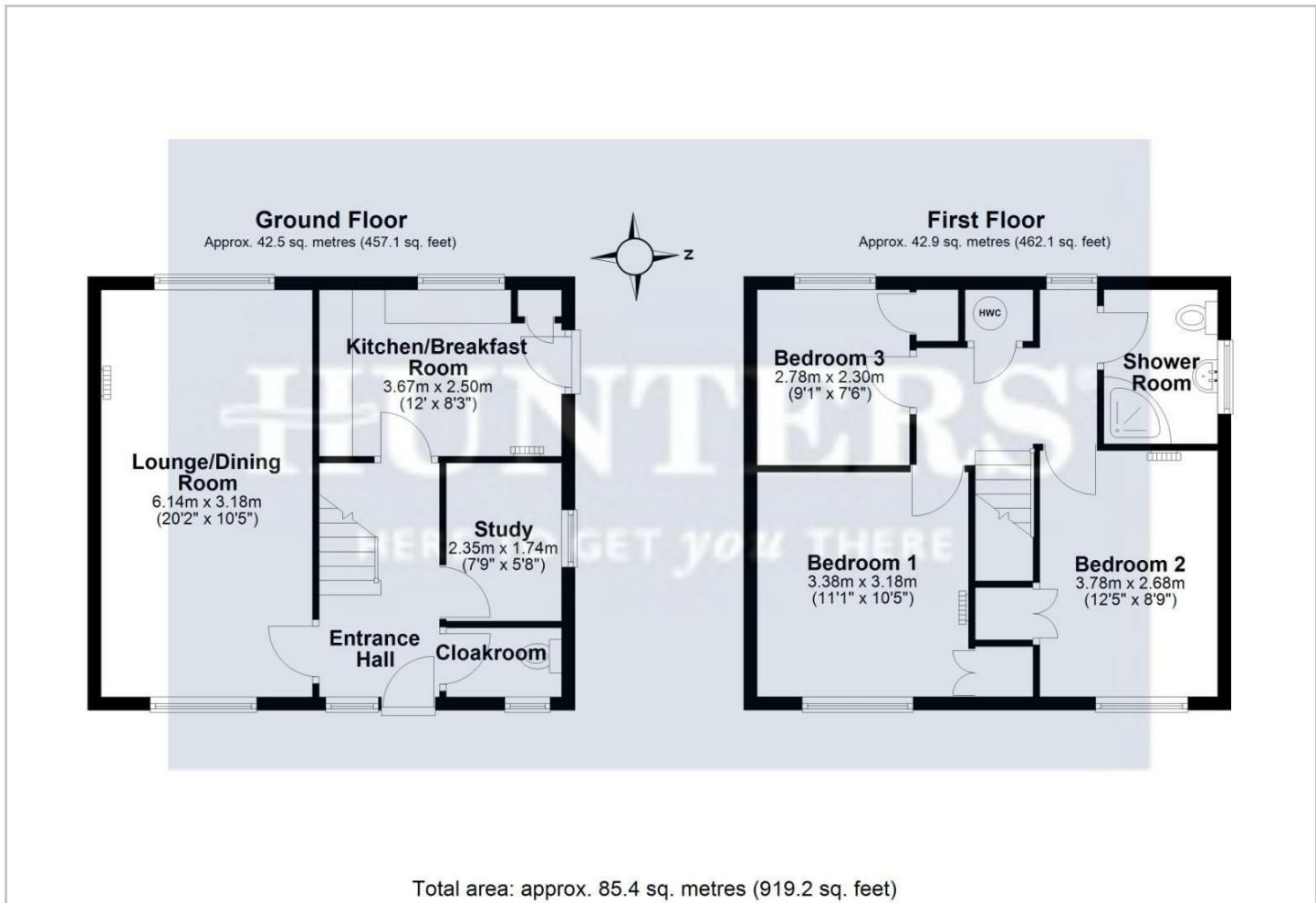
Hybrid Map



Terrain Map



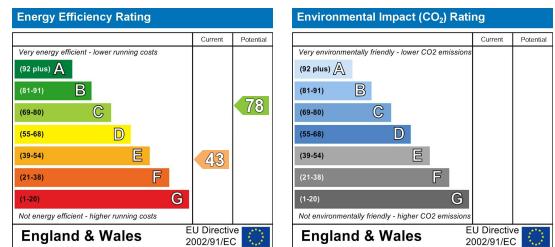
Floor Plan



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.