



93 Budding Way , Dursley, GL11 5BE

Immaculate Modern Semi-Detached House | Two Double Bedrooms | Lounge | Kitchen/Dining Room
Downstairs Cloakroom | Bathroom with Shower | Attractive Gardens | Garage plus Parking Space

Guide Price: £239,950

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HERE TO GET *you* THERE

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Situated in the sought after Budding Way cul-de-sac this beautifully presented modern semi-detached house offers well planned accommodation ideal for a young family. The accommodation is arranged over two floors including an entrance hall with cloakroom, living room, a modern and well fitted kitchen/dining room with integrated appliances and French doors leading to the rear gardens.

On the first floor there are two double bedrooms and a bathroom with shower and the property has gas fired central heating and double glazed windows. Outside there are attractive gardens with lawns and a patio area making the area ideal for outside entertaining.

There is a garage and driveway parking to the front. Littlecombe is a highly sought after development built by St Modwen Homes with Eco credentials providing economical homes due to their high insulation values. The bustling town of Dursley is within easy reach providing a busy shopping centre, Sainsburys supermarket, leisure centre/swimming pool and cafes, pubs and eateries.

Commuting to the larger centres of Bristol, Gloucester and Cheltenham is via the A38 and M5 motorway and there is a mainline train station in Cam serving Bristol and London Paddington via Gloucester.

COUNCIL TAX BAND - B

ENTRANCE

Composite multi-locking front door to the entrance hall with wood effect flooring and panelled radiator.

CLOAKROOM

With low level WC, wash hand basin, twin panelled radiator and automatic air extractor fan.

LOUNGE

4.50m (14' 9") x 3.66m (12' 0")

With twin panelled radiator, double glazed window to the front, wall mounted heat thermostat control unit, TV aerial socket and useful understairs storage cupboard.



KITCHEN/DINING ROOM

4.57m (15' 0") x 2.57m (8' 5")

With white gloss base units incorporating worktop surfaces with drawers and cupboards under, matching wall storage cupboards, inset one and a half bowled sink unit with mixer tap, integrated dishwasher and Zanussi stainless steel double oven with four ring gas hob unit and stainless steel cooker hood over. There is plumbing for an automatic washing machine, space for a fridge/freezer, twin panelled radiator, ceramic tiled floor, UPVC framed double glazed window to the rear and matching French doors leading to the rear gardens.



DINING AREA



LEADING FROM THE LOUNGE

There is a staircase leading to the first floor landing with a panelled radiator and access to the roof storage space.



BEDROOM ONE

4.57m (15' 0") x 2.64m (8' 8")

With a panelled radiator, double glazed window to the rear and a built-in double wardrobe.



BEDROOM TWO

4.57m (15' 0") x 2.44m (8' 0")

With two double glazed windows to the front and a panelled radiator.



BATHROOM

With a panelled bath having a shower unit over and a glazed shower screen, pedestal wash hand basin, low level WC, ceramic tiled floor and tall ladder radiator and automatic air extractor fan.



OUTSIDE

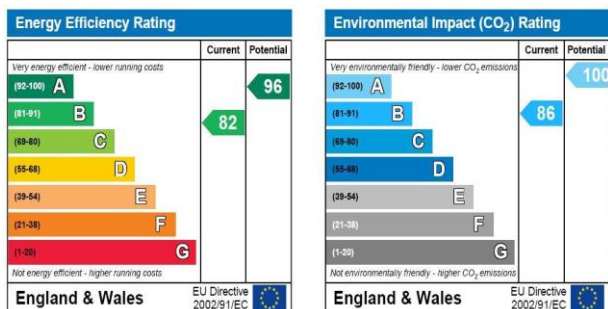
The rear gardens are enclosed with fenced boundaries having a patio, lawns, decked area and outside water tap. There is a garage with an up-and-over door and parking to the front.



AGENT'S NOTE:

Estate Management Fees apply, please ask for further details.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: closed

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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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.