



Plot 38 The Hexham Littlecombe, Dursley GL11 4HJ

£439,995



Plot 38 The Hexham Littlecombe, Dursley GL11 4HJ

• Brand new semi-detached house • Four bedrooms • Popular Littlecombe Development • Close to local amenities • Balcony to the first floor • 10 year NHBC warranty • Two off-road parking spaces • Freehold

£439,995



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

Entrance Hall

Door to entrance hall. Access to accommodation, airing cupboard and stairs leading to first floor.

Study/Bedroom Four

uPVC double-glazed French doors to rear garden. Optional wardrobe.

Utility Room

Door to rear garden.

Shower Room

Low-level WC, wash hand basin and shower.

Living room

uPVC double-glazed window to front elevation and French doors to sun terrace.

Kitchen/Diner

uPVC double-glazed window to rear elevation and French doors. Range of wall and base units.

Cloakroom

uPVC double-glazed window to side elevation. Low-level WC and wash hand basin.

Bedroom One

uPVC double-glazed window to rear elevation. Built-in wardrobe.

En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and shower.

Bedroom Two

uPVC double-glazed window to front elevation. Optional wardrobe.

Bedroom Three

uPVC double-glazed window to front elevation.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath.

Outside

The property has off-road parking, an integral garage, sun terrace and rear garden.

Location

The property is situated in the market town of Dursley. It is close to the M5 and the train station. Dursley offers a good variety of shopping, educational and recreational facilities.

Agents Note

The property has been dressed for the purpose of marketing, the property will be sold unfurnished.

Material Information

Tenure: Freehold.

Council tax band: TBC upon completion.

Local authority and rates: Stroud District Council - TBC upon completion.

Service charge: TBC upon completion.

NHBC warranty: 10 years upon completion.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

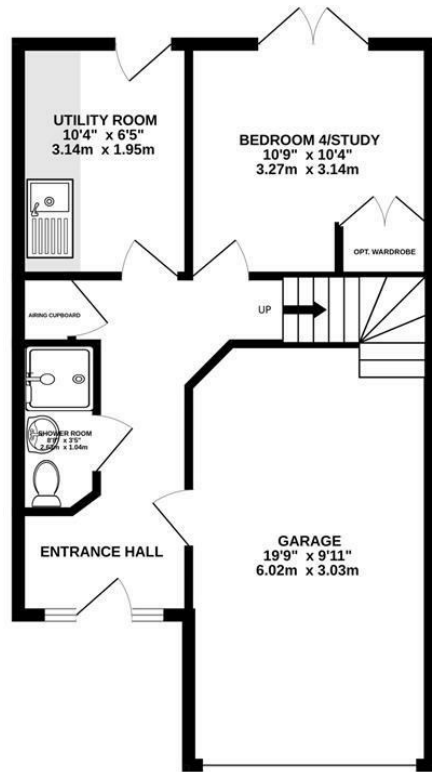
Heating: gas central heating.

Broadband speed: TBC upon completion.

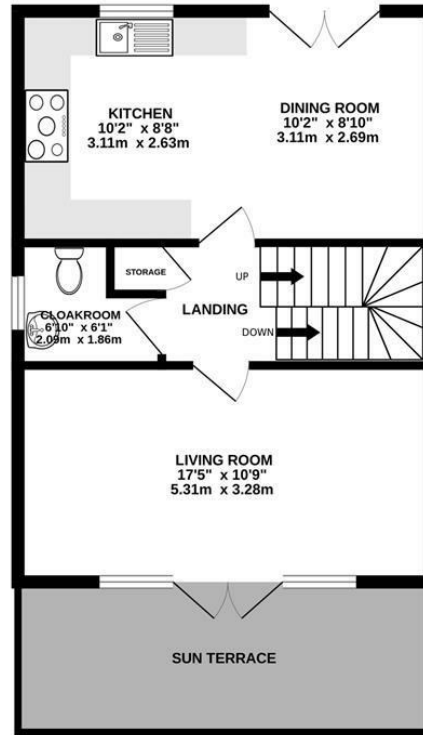
Mobile phone coverage: TBC upon completion.



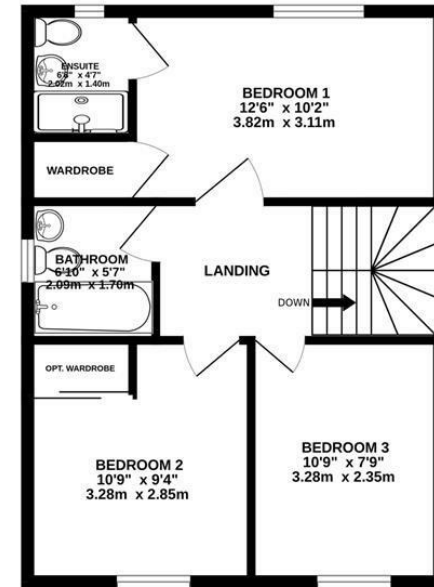
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
161 (61)	B		
129 (40)	C		
105 (40)	D		
79 (54)	E		
52 (38)	F		
21 (29)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



