HUNTERS®

HERE TO GET *you* THERE

# 2 Union Street

Dursley, GL11 4JT

£235,000

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Council Tax: B

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Dursley, GL11 4JT

## £235,000

### Entrance Porch
Front door leading into porch with tiled floor and window, door leading into:

### Living Room
Window to the front, feature fireplace with wood-burning stove, exposed stone wall, radiator and spiral staircase leading to first floor.

### Kitchen
Range of fitted units with worktop surfaces, sink unit with mixer tap, fitted oven and hob with extractor hood over, part tiled walls and floor, wall mounted gas boiler, stable door to garden.

### First Floor
Built in storage cupboard, stairs leading to second floor.

### Bedroom
Window to the front and radiator.

### Bathroom
Suite comprising of bath with shower over, wash hand basin, low flush wc, window, part tiled walls and radiator.

### Second Floor Bedroom
With window and velux window, exposed stone walls, fitted storage and radiator.

### Outside
Enclosed rear garden with lawn, patio and storage shed.

### 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.

*** NO ONWARD CHAIN *** Birds Nest Cottage is a charming two-bedroom terraced cottage, set on the popular Union Street in the heart of Dursley. Arranged over three floors and full of character, the property offers an excellent opportunity for a buyer to update and personalise a traditional home.

The property is approached via a front porch, leading into a cosy living room featuring a wood-burning stove and attractive exposed brickwork, creating a warm and inviting focal point. To the rear, the kitchen is functional and well laid out, offering access to the garden via a charming stable door, enhancing the cottage feel.

The first floor provides a well-proportioned bedroom and the family bathroom, with a staircase rising to the second floor where the main bedroom is located, offering a peaceful retreat at the top of the house.

Externally, the rear garden includes a lawned area and a decked seating space, ideal for outdoor enjoyment. Two outside sheds provide useful storage.

While the property would benefit from some updating, it presents a fantastic opportunity for someone to put their own stamp on a characterful cottage. On-street parking is available nearby, and the property enjoys a pleasant outlook.

Conveniently positioned within easy reach of Dursley's local shops, cafés and amenities, the town is known for its friendly community, historic charm and access to beautiful surrounding countryside.

A characterful cottage with charm, potential and a convenient location — viewing is highly recommended.

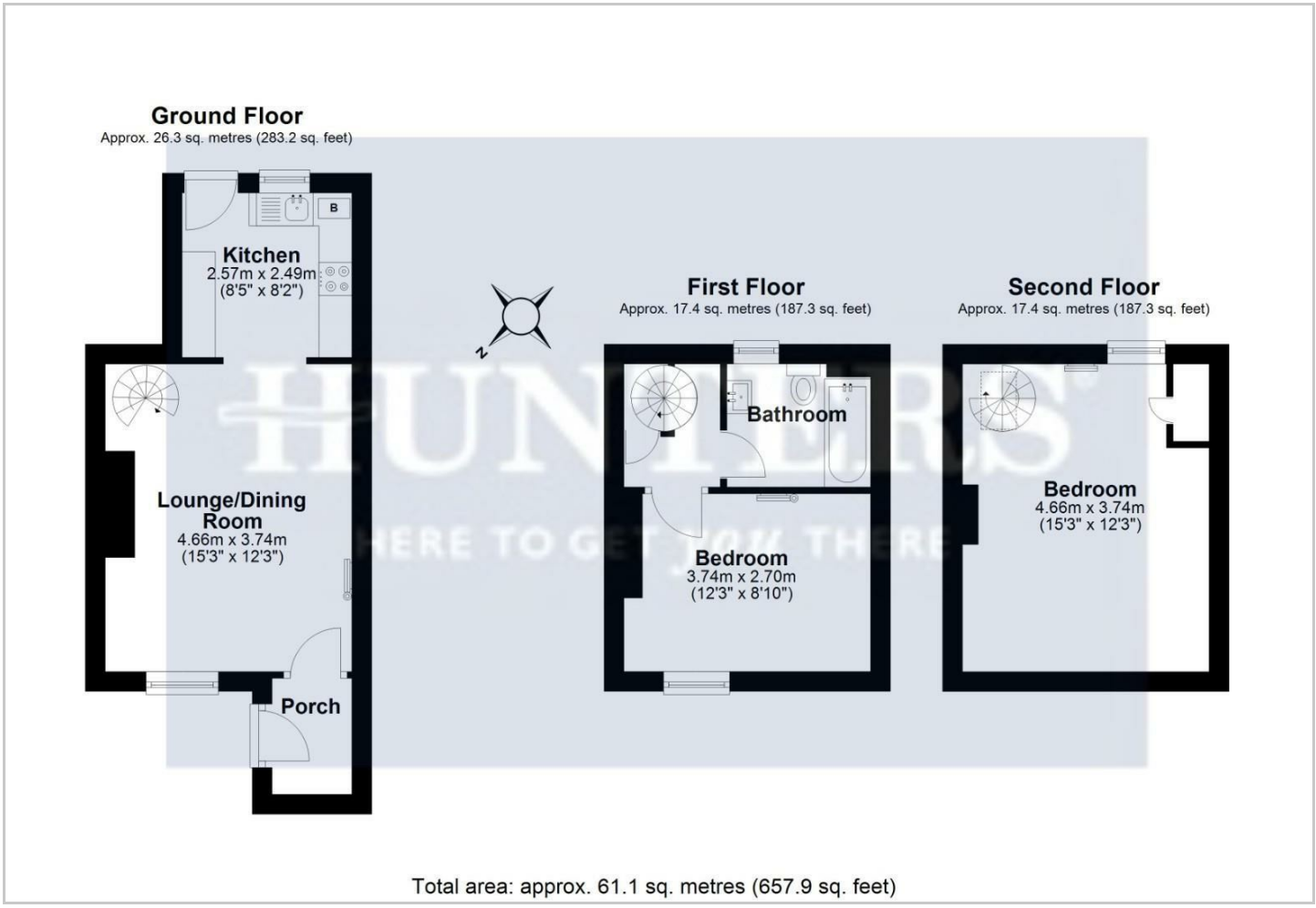
- Charming two-bedroom terraced cottage
- Full of character and arranged over three floors
- Cosy living room with wood-burning stove and exposed brickwork
- Walking distance to amenities and countryside walks
- Second floor main bedroom offering a peaceful retreat
- Located on the popular Union Street in the heart of Dursley
- Front porch entrance adding to the cottage appeal
- Rear well-laid-out kitchen with stable door leading to the garden
- First floor bedroom and family bathroom
- On-street parking available nearby

## Road Map

## Hybrid Map

## Terrain Map

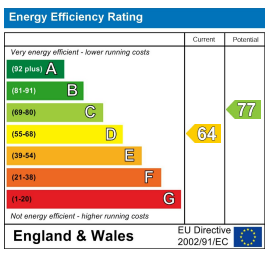
## Floor Plan

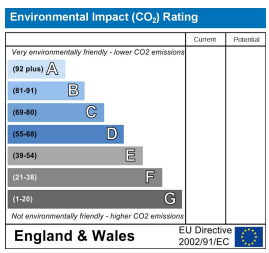



## Viewing

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.

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