

HUNTERS®

HERE TO GET *you* THERE



95 Budding Way

Dursley, GL11 5BE

£295,000



Council Tax: B



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Tucked away at the end of a cul-de-sac on the popular Littlecombe development in Dursley, this spacious semi-detached house offers a delightful blend of comfort and modern living.

Upon entering, you are welcomed by a hallway that provides access to a convenient ground floor cloakroom. The lounge, with its large window overlooking the front garden, is a perfect space for relaxation and entertaining. The staircase leads you to the first floor, where you will find two well-proportioned double bedrooms, each equipped with fitted wardrobes for ample storage. A modern family bathroom, featuring a bath with an over-bath shower, completes this level.

The well-appointed kitchen/breakfast room is fitted with a range of contemporary wall and base units, along with an integral fridge/freezer and a gas hob with oven. Adjoining the kitchen is a lovely conservatory/garden room, adorned with a glass roof that floods the space with natural light. This delightful area opens out to the rear garden with a leafy outlook, with patio area, lawned area and decked area, perfect for outdoor dining or simply enjoying the surroundings. A side gate leads to a further shingle area found to the side of the property with patio path leading to handy shed for storage.

To the front of the property, a driveway leads to a generous garage, providing additional convenience.

- Tucked Away Location in Popular Road
- Garage and Driveway Parking
- Lounge and Contemporary Fitted Kitchen
- Two Double Bedrooms with Family Bathroom
- Open Plan Front Garden
- Spacious Semi Detached Property
- Entrance Hallway and Cloakroom
- Lovely Conservatory/Garden Room
- Rear and Side Gardens with Garden Shed and Decked Area
- Viewing Essential

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.

Agents Note

Please note a management charge of approx £280 pa will apply.

Tel: 01453 542 395



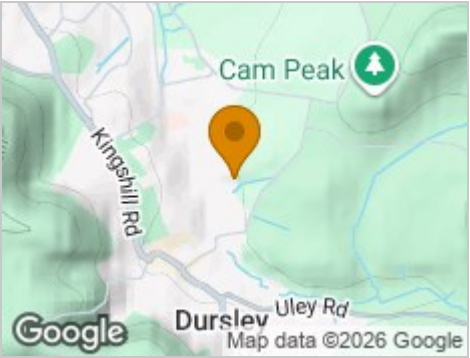
Road Map



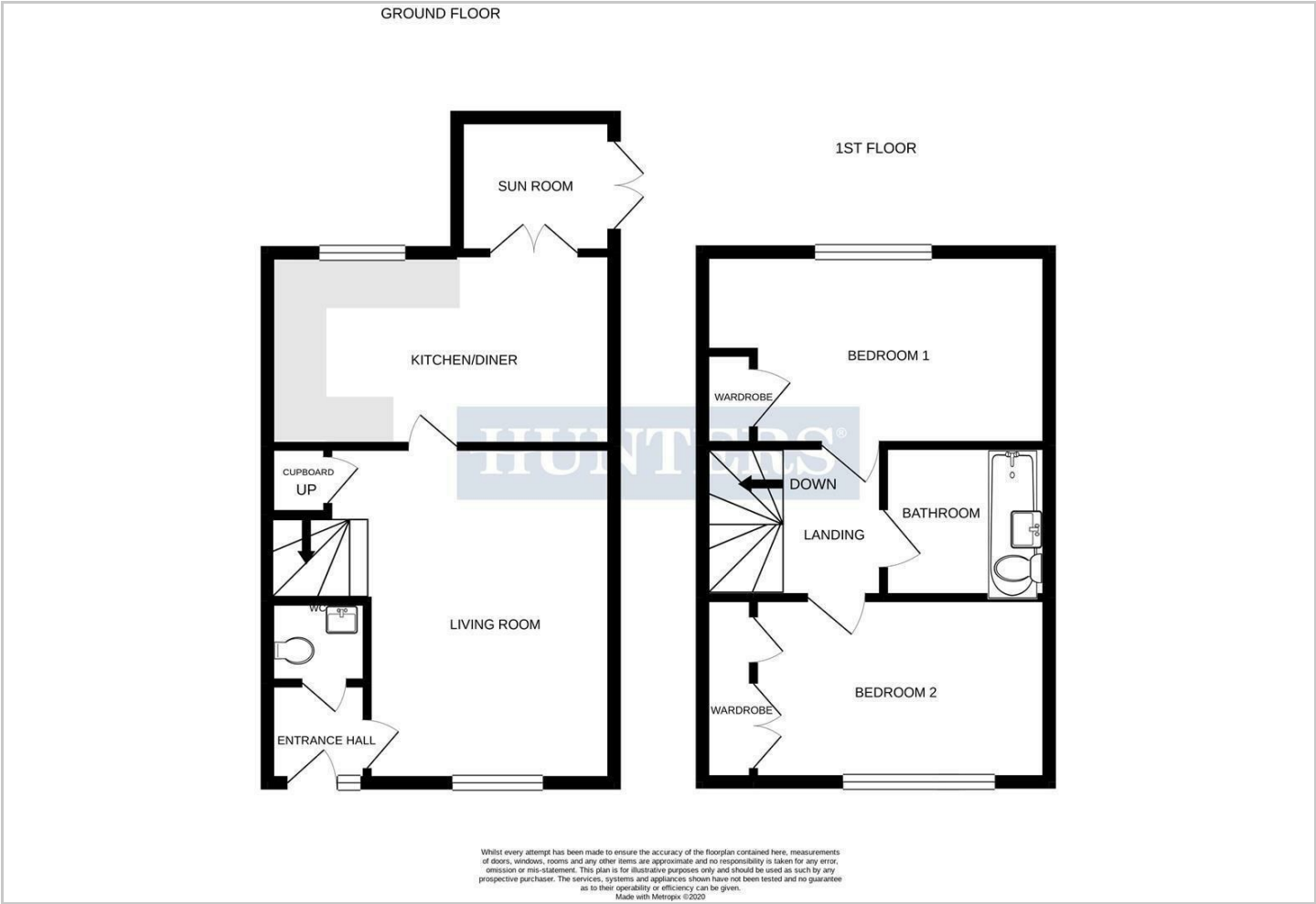
Hybrid Map



Terrain Map



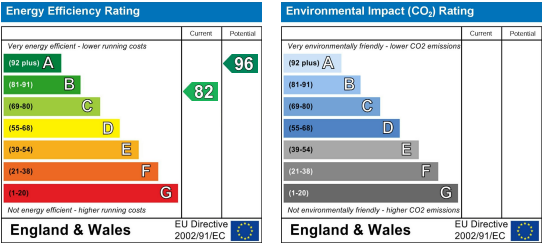
Floor Plan



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.