

# HUNTERS®

HERE TO GET *you* THERE



## 7 The Rope Walk

Dursley, GL11 4GE

£315,000



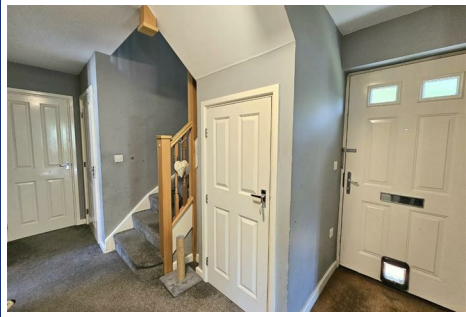
Council Tax: D



# 7 The Rope Walk

Dursley, GL11 4GE

£315,000



Located in the charming area of The Rope Walk, Dursley, this delightful four-bedroom end of terrace house offers a perfect blend of comfort and modern living. Constructed by the reputable Crest Nicholson, the property boasts a prime location overlooking a picturesque green space, complete with a serene stream, providing a tranquil backdrop for your daily life.

Upon entering, you are welcomed by a canopy porch that leads into a spacious entrance hall, featuring a convenient cloakroom with storage cupboards. The generous living room has French doors that open directly onto the rear garden, creating an inviting space for relaxation and entertaining.

The well-appointed kitchen/breakfast room is equipped with a range of modern units and also featuring French doors that seamlessly connect the dining area to the garden, perfect for al fresco dining during the warmer months.

Venturing to the first floor, you will find four well-proportioned bedrooms. The principal bedroom is complete with its own en-suite shower room for added convenience. A family bathroom serves the remaining bedrooms, ensuring that everyone has their own space.

Additionally, the property benefits from rear access leading to a garage, providing secure parking and extra storage options. This home is ideal for families or anyone seeking a peaceful yet connected lifestyle in Dursley. With its spacious layout and desirable location, this property is not to be missed.

- Delightful Setting overlooking Green Area to the Front
  - Entrance Hallway with Cloakroom
    - Kitchen/Breakfast Room
    - Main Bedroom with En-Suite
    - Garage to Rear with Parking
- Spacious End of Terrace Family Home
  - Lounge with French Doors to Garden
    - Landing Area with Storage
    - Three Further Bedrooms
  - Rear Garden with Further Established Side Garden



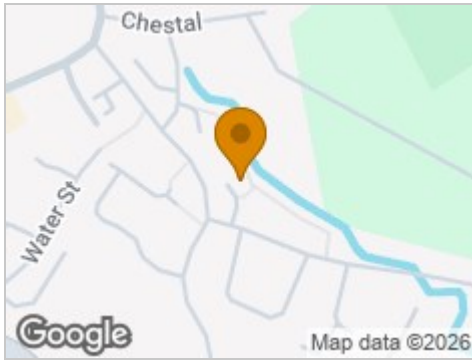
### Agents Note

Please note there is a management charge payable of approximately £680.00 per annum.

### 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.

## Road Map



## Hybrid Map



## Terrain Map



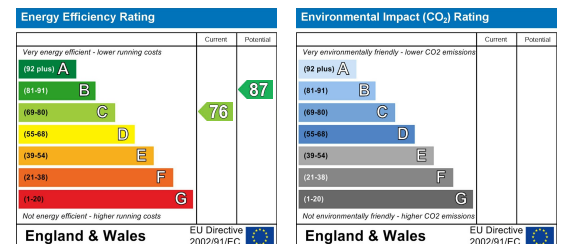
## Floor Plan



## 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.