

HUNTERS[®]

HERE TO GET *you* THERE



42 Tilsdown Close

Dursley, GL11 6HG

£275,000



Council Tax: B



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£275,000



Entrance Porch

Door leading into hallway.

Entrance Hallway

Stairs leading to the first floor with under stairs cupboard.

Downstairs WC

Low flush wc and window.

Lounge

Window to the rear, feature fireplace and radiator.

Kitchen

Window to the front, stainless steel sink unit with drainer, space for cooker, pantry cupboard and cupboard with hot water cylinder.

Dining Room

Window to the rear and radiator.

Utility Room

Store Room

First Floor Landing

Window and loft access.

Bedroom One

Window to rear, radiator.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to side, radiator.

Shower Room

Frosted window, low flush wc, wash hand basin and shower cubicle.

Outside

Accessed from Woodfield Road, path leading into front garden with side access leading to the rear enclosed garden with fenced and hedge boundaries, mainly laid to lawn.

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.

Offered for sale with no onward chain, this end terrace property offers good size family accommodation with scope for improvement throughout so ideal to add your own stamp onto your property. With accommodation comprising of two reception rooms, kitchen, downstairs wc and on the first floor a shower room and three double bedrooms. Outside front garden offering the potential to provide off road parking (subject to relevant consents) leading to the side and good size rear gardens.

The property is well positioned and within walking distance of Woodfield shops and primary school whilst a larger range of facilities are available at nearby Cam including Tescos Supermarket and Dursley town centre with its bustling shops, Sainsburys Supermarket, leisure centre/swimming pool and Rednock Secondary School. This is an ideal commuting point for those requiring access to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- End Terrace House
- Three Double Bedrooms
 - Shower Room
- No Onward Chain
- Two Reception Rooms
 - Downstairs WC
 - Good Size Gardens
- Scope for Improvements



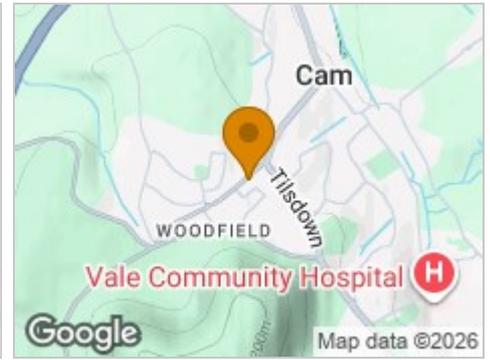
Road Map



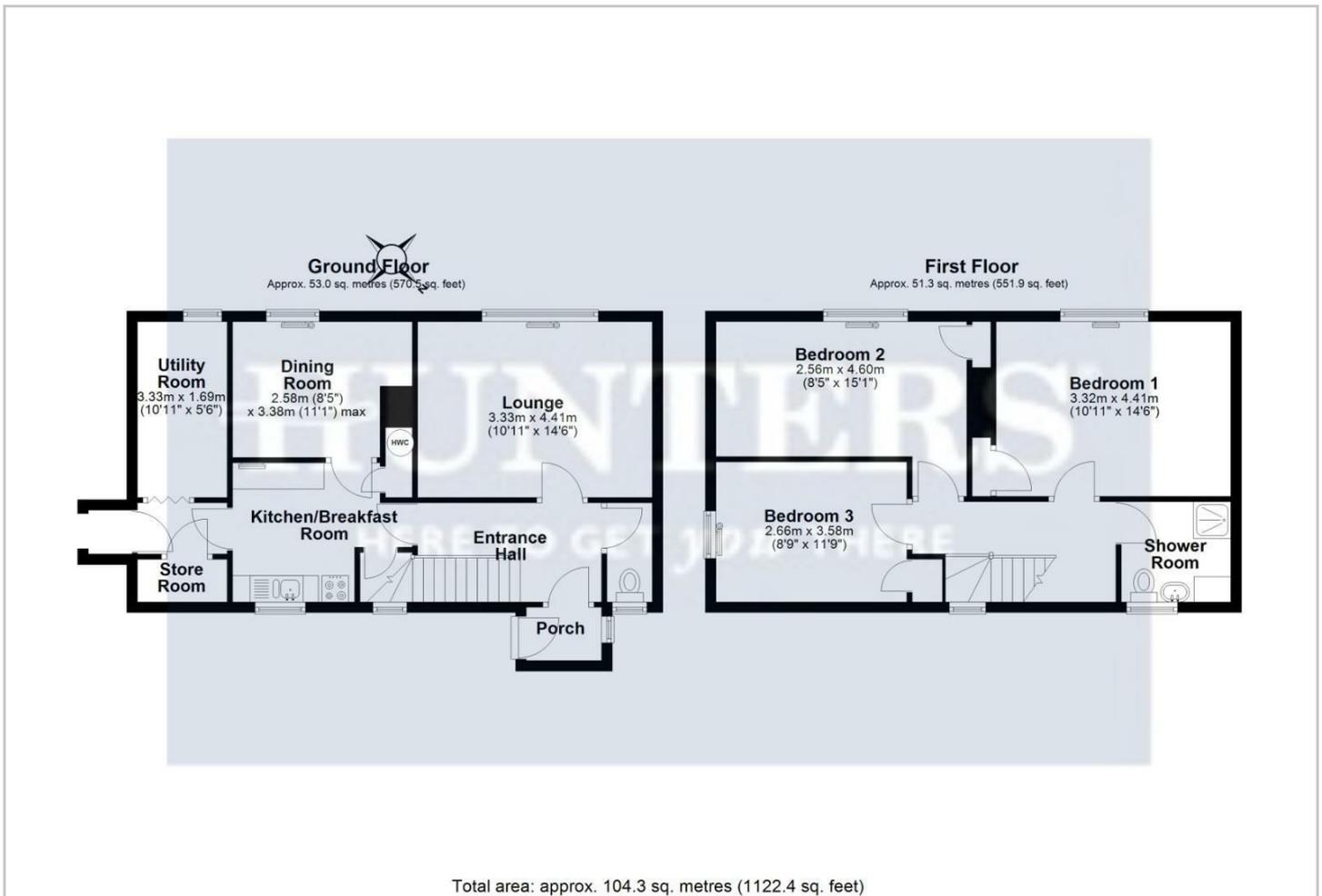
Hybrid Map



Terrain Map



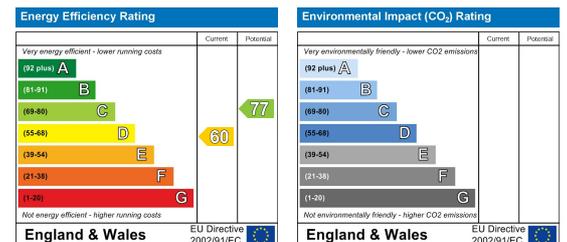
Floor Plan



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.