HUNTERS®

HERE TO GET *you* THERE




# 5 The Crescent

Tilsdown, Dursley, GL11 5QS

Offers In Excess Of £275,000

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Council Tax: C





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## Offers In Excess Of £275,000





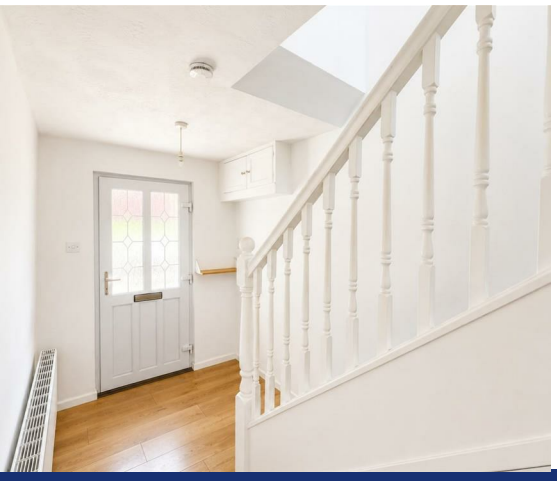
Offered to the market with no onward chain, this three-bedroom semi-detached home occupies a generous corner plot and presents an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation briefly comprises an entrance hall, a spacious lounge to the front aspect, and an open-plan kitchen/dining room to the rear, enjoying direct access onto the enclosed rear garden. The kitchen would benefit from modernisation, offering excellent scope for improvement and value enhancement.

To the first floor are three bedrooms, including two well-proportioned doubles and a comfortable single bedroom, all served by a family bathroom.

Externally, the property benefits from ample off-road parking, a garage to the side, and enclosed gardens enjoying the advantages of its corner plot position.

Conveniently located within easy reach of local amenities, schools and transport links, this property would make an ideal first-time purchase, family home or investment opportunity.





Tel: 01453 542 395

- No onward chain
- Occupying a generous corner plot
- Garage to the side
- Open-plan kitchen/dining room
- Two double bedrooms and one single bedroom
- Three-bedroom semi-detached home
- Ample off-road parking
- Lounge to the front aspect
- Direct access to the rear garden
- Popular residential location in Dursley

The Crescent is situated in the popular Tilsdown area of Dursley, a well-established residential location offering convenient access to a range of local amenities. Dursley town centre is within easy reach and provides a variety of independent shops, supermarkets, cafés, restaurants and everyday services.

The area is well served by a selection of primary and secondary schools, making it an attractive choice for families. For those needing to commute, Cam & Dursley railway station offers direct links to Gloucester, Cheltenham, Bristol and beyond, whilst the nearby A38 and M5 motorway provide excellent road connections.

Surrounded by the beautiful Gloucestershire countryside, residents can also enjoy a wealth of scenic walks and outdoor pursuits, including nearby Stinchcombe Hill and the Cotswold Way. Combining convenience, community and countryside living, The Crescent is ideally positioned for a wide range of buyers.

***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.*









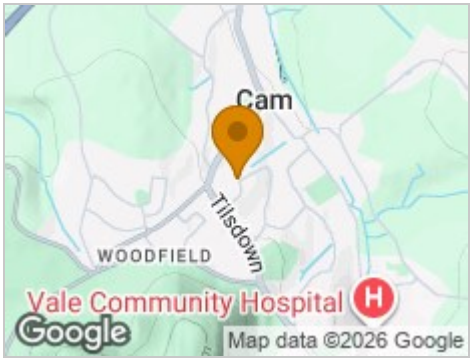
## Road Map



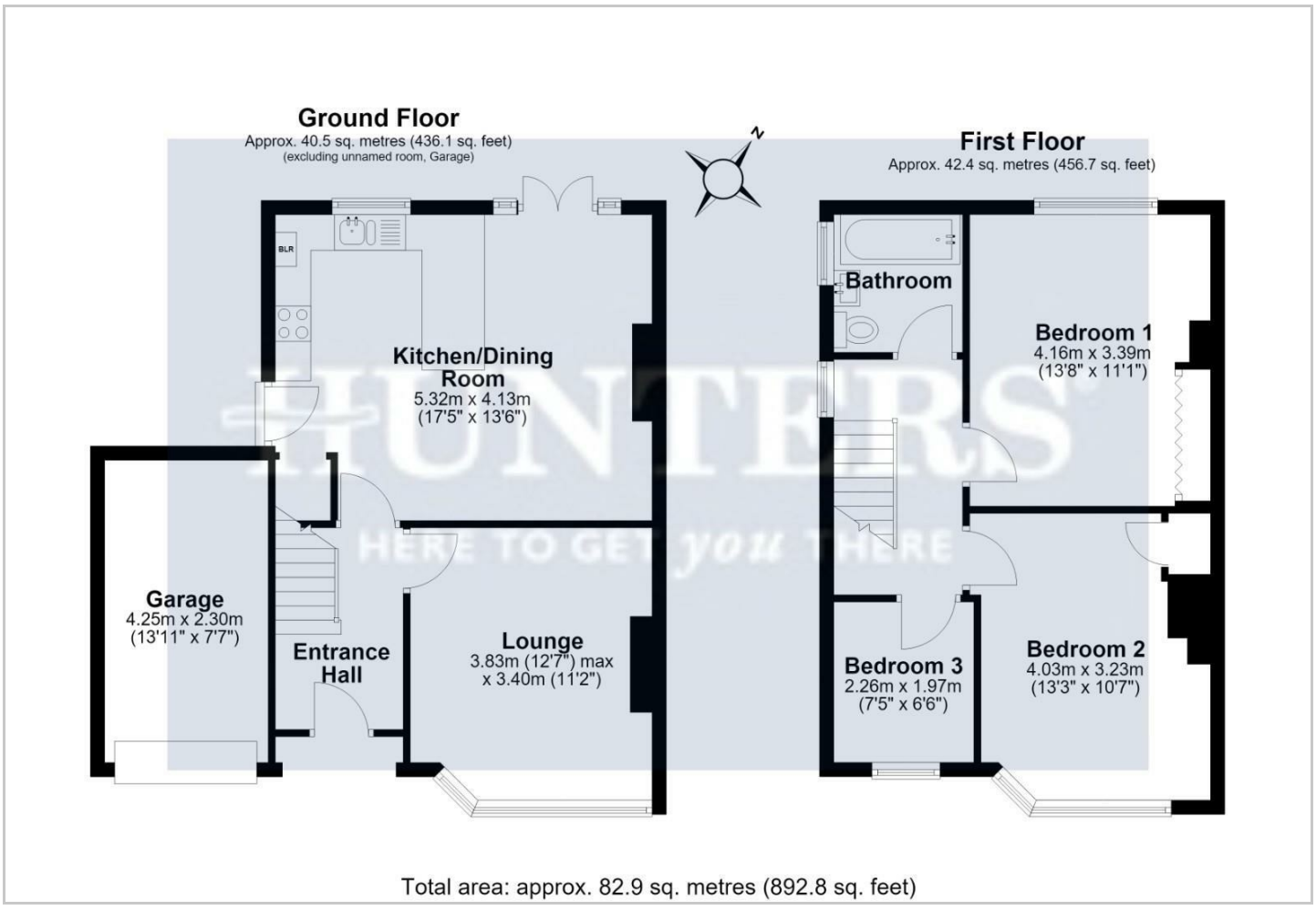

## Hybrid Map




## Terrain Map



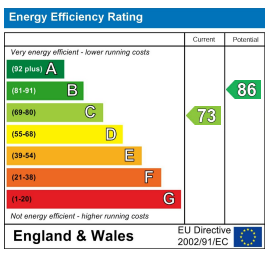

## Floor Plan

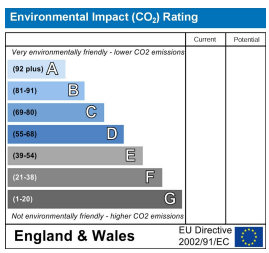



## Viewing

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.

18 Parsonage Street, Dursley, GL11 4EA
Tel: 01453 542 395 Email: dursley@hunters.com https://www.hunters.com