

# HUNTERS<sup>®</sup>

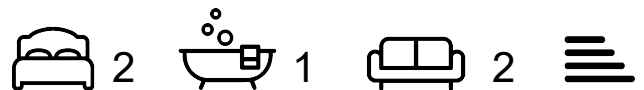
HERE TO GET *you* THERE



## 27 Poplars Park

Cambridge, Gloucester, GL2 7BZ

Guide Price £189,000



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## £189,000



Arguably occupying one of the finest positions within the development, this attractive and individual park home enjoys a private setting with beautifully maintained wrap-around gardens, offering something a little different. With its appealing kerb appeal and peaceful surroundings, this is a home that is sure to prove popular.

Internally, the property offers generous and well-planned accommodation throughout. The spacious lounge is a real highlight, featuring a charming fireplace and plenty of room for relaxing or entertaining. There is a separate dining room, providing an ideal space for family meals or hosting guests, while the well-equipped kitchen offers an excellent range of fitted units and workspace.

The property benefits from two double bedrooms, with the principal bedroom enjoying the added luxury of a walk-in wardrobe/dressing area. There is also a family bathroom, a separate WC and useful built-in storage throughout the home.

Outside, the lovingly maintained wrap-around gardens create a private and tranquil setting to enjoy throughout the year. A greenhouse with power provides an excellent space for keen gardeners, while an outside tap offers added convenience. The driveway provides off-road parking for two vehicles and benefits from a useful turning circle, allowing for easy access and manoeuvring. There is also a garage providing valuable additional storage.

Further benefits include mains gas, mains drainage and mains water. The property is offered to the market with no onward chain, making it an ideal opportunity for those looking to move quickly.

- Arguably one of the best positions within Poplars Park
  - Beautifully maintained wrap-around gardens
  - Well-equipped fitted kitchen
- Principal bedroom with walk-in wardrobe/dressing area
  - Garage providing useful storage
- Attractive and individual detached park home
  - Spacious lounge with feature fireplace
    - Two double bedrooms
  - Off-road parking for two vehicles
  - Offered with no onward chain

### 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



Agents Note

A ground rent charge is payable of approx £176.43 per month.

Agents Note

Poplars Park is a residential park for the over 50s, providing a welcoming community in a peaceful and well-maintained environment.

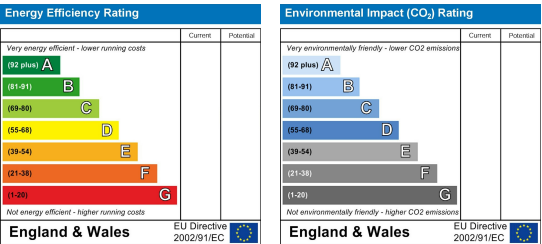
Council Tax Band

A

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.