

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 15 Cambridge Avenue

Dursley, GL11 4AU

Offers Over £300,000



Council Tax: B



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## Entrance Hall

Via part glazed door, radiator, laminate flooring, stairs to first floor landing, under-stairs cupboard, door to:

## Kitchen

Window to rear aspect, range of wall and base units, sink unit with mixer tap, free-standing oven, space for washing machine, tiled splash-back with upstands, ceiling spotlights, consumer unit, door to:

## Lounge

Bay window to rear aspect, laminate flooring, large open fireplace, recessed area.

## Dining Room

Bay window to front aspect, laminate flooring, radiator.

## First Floor Landing

Window to half landing, loft access boarded with ladder and light, cupboard containing Worcester boiler, doors to:

## Bedroom

Window to rear aspect, radiator.

## Bedroom

Window to rear aspect, radiator.

## Bedroom

Bay window to front aspect, radiator.

## Shower Room

Frosted window to front aspect, fully tiled walls and flooring, walk-in double shower cubicle with rainfall shower, wc, wash hand basin set in unit, chrome heated towel rail, touch screen mirror.

## Outside Front

Enclosed by walling with railings, tarmac driveway parking for 2/3 cars, double wooden doors leading to the covered car port with power and light, door to house.

## Outside Rear

Enclosed by fencing and walling, patio area, outside tap, exposed stone walling.

## 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.

Found in a popular location in Dursley, this generous semi-detached family home offers a delightful blend of comfort and practicality. Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the property. The modern kitchen is well equipped whilst the lounge and separate dining room provide ample room for family gatherings and entertaining guests.

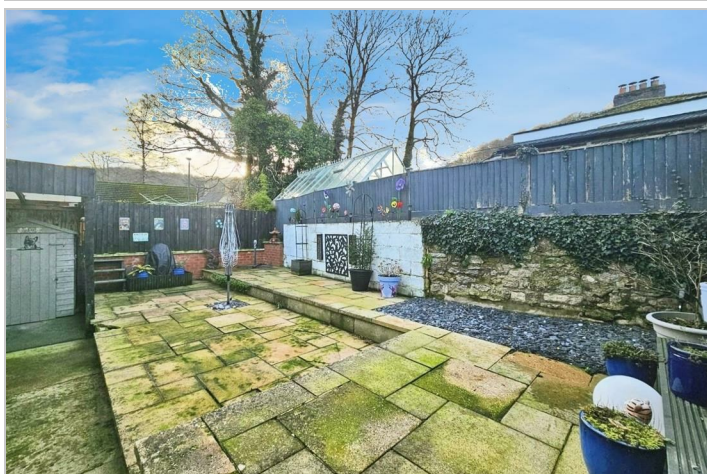
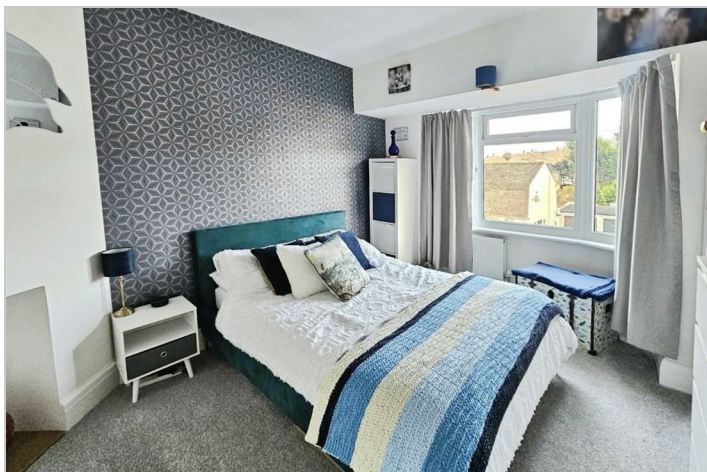
This home boasts two double bedrooms with a further single bedroom, ideal for a growing family or those needing extra space for guests or a home office. The contemporary bathroom is designed with modern living in mind, ensuring convenience and style.

Outside, the property features driveway parking for two to three cars, a valuable asset. Additionally, a carport to the side offers further practicality, while the enclosed rear garden provides a private outdoor space, whilst being low maintenance.

This semi-detached house on Cambridge Avenue is perfectly suited for families seeking a blend of comfort, space, and convenience. With its thoughtful layout and desirable features, this property is sure to appeal to many. Don't miss the opportunity to make this charming house your new home.

The busy town centre of Dursley is a short drive away providing a range of shops, recreational facilities and restaurants, Rednock Secondary School/Sixth Form and local primary school's. The area is convenient for those requiring access to the larger cities with a railway station in Cam and access onto the A38 and M5.

- Popular Location in Dursley
- Good Size Entrance Hallway
- Three Bedrooms and Contemporary Bathroom
- Carport to Side
- Viewing Essential
- Spacious Semi-Detached Family Home
- Fitted Kitchen, Lounge and Separate Dining Room
- Front Garden with Driveway Parking for Two/Three Cars
- Enclosed Rear Garden Laid to Patio



## Road Map



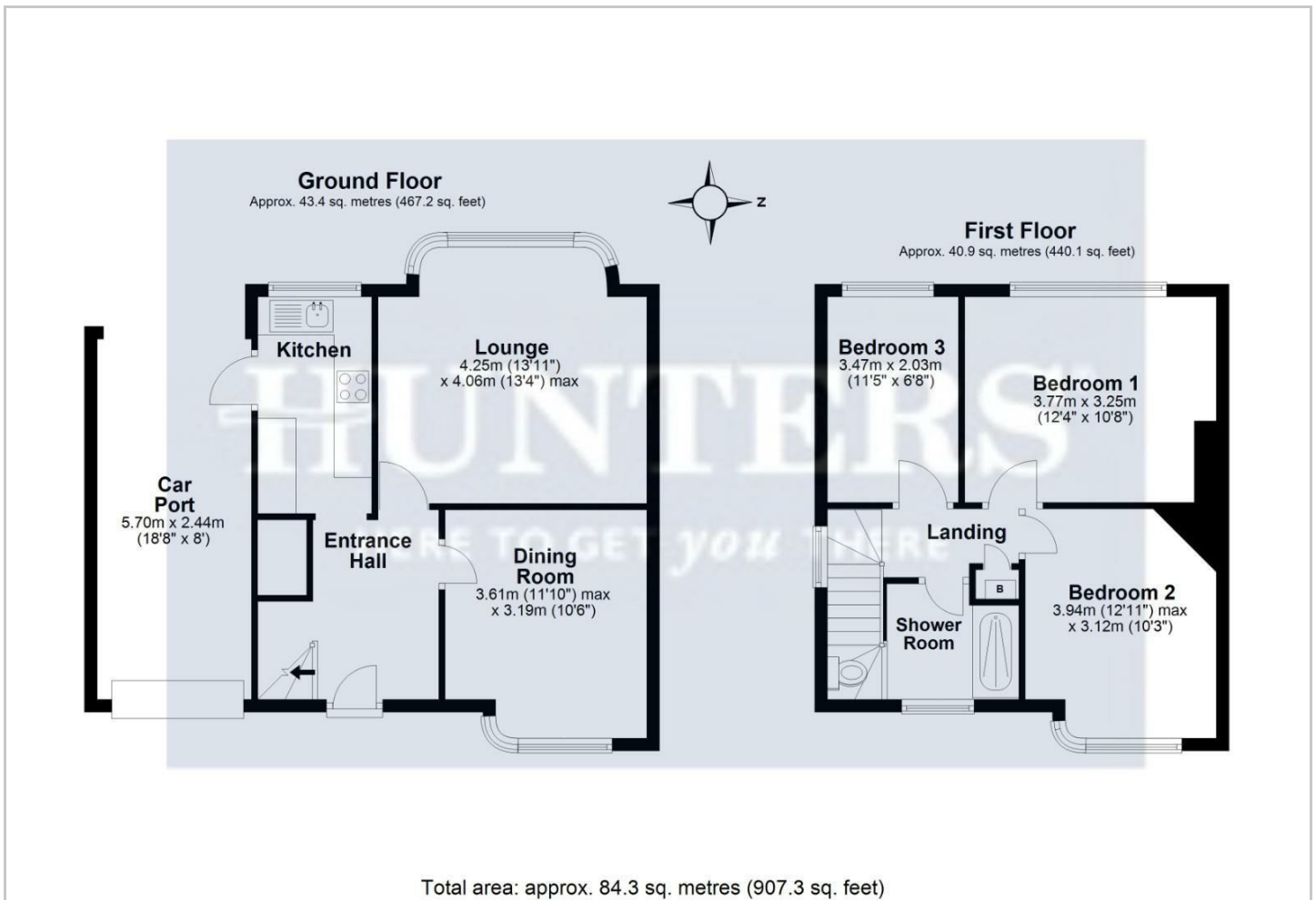
## Hybrid Map



## Terrain Map



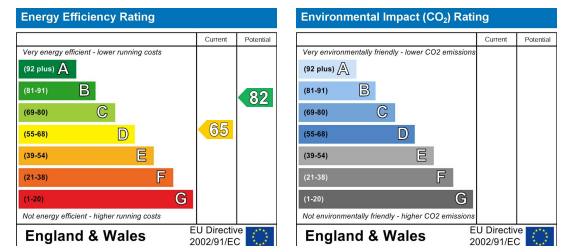
## Floor Plan



## 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.