

HUNTERS®

HERE TO GET *you* THERE



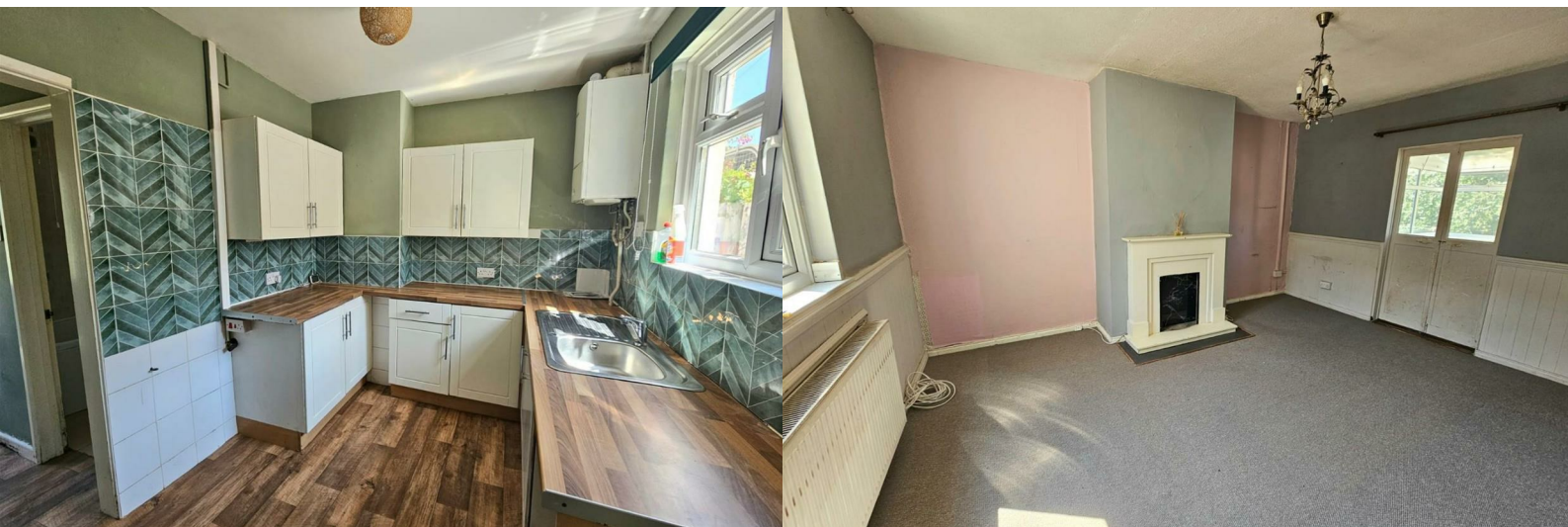
20 First Avenue

Dursley, GL11 4NW

£235,000



Council Tax: B



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Situated in the popular Highfields locality of Dursley, this terraced house on First Avenue presents an excellent opportunity for those looking to purchase a property which can be improved to their own personal taste and specification.

Upon entering, you are welcomed by a convenient porch that leads into an entrance lobby giving access to the fitted kitchen which overlooks the front of the property. A lobby, with door to the rear garden, connects to the ground floor bathroom, which is complemented by a separate cloakroom, enhancing the functionality of the home.

The lounge features doors that open into a lean-to/conservatory giving access to the rear garden. On the first floor a landing area leads to three bedrooms.

The front of the property is partially enclosed by fencing with path to the front door. The substantial rear garden has a raised patio area with steps leading to a generous lawned area with various plants and shrubs.

The property is offered for sale with vacant possession and no onward chain, making it an ideal choice for those eager to put their own stamp on a property.

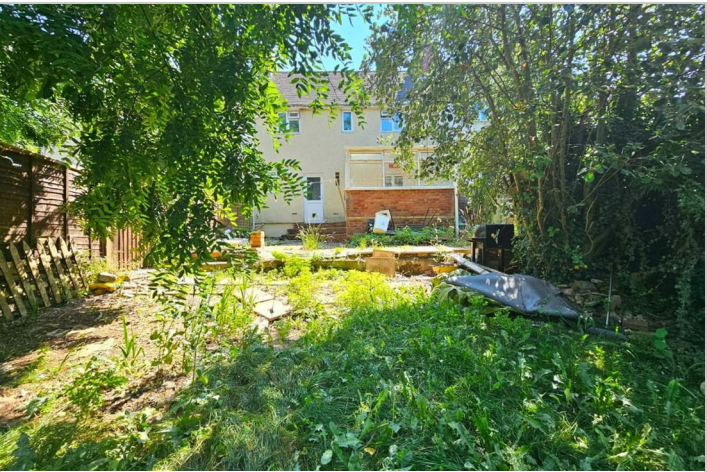
Highfields is well positioned with access into the Town Centre of Dursley with its full range of shopping, schooling and recreational facilities including the leisure centre/swimming pool. For commuters, the location is exceptionally convenient, with easy access to the A38 and M5 motorway network, providing direct routes to Bristol, Gloucester, and Cheltenham. Cam & Dursley railway station is also within easy reach, offering mainline services for those travelling further afield.

- Popular Location in Dursley
- Fitted Kitchen
- Three Bedrooms
- No Onward Chain
- Mid-Terraced Property Requiring Some Updating
- Ground Floor Bathroom and Separate Cloakroom
- Front Garden
- Entrance Porch with Entrance Lobby
- Lounge Leading into the Conservatory/Lean-To
- Generous Rear Garden with Patio and Lawned Area

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.

Tel: 01453 542 395



Road Map



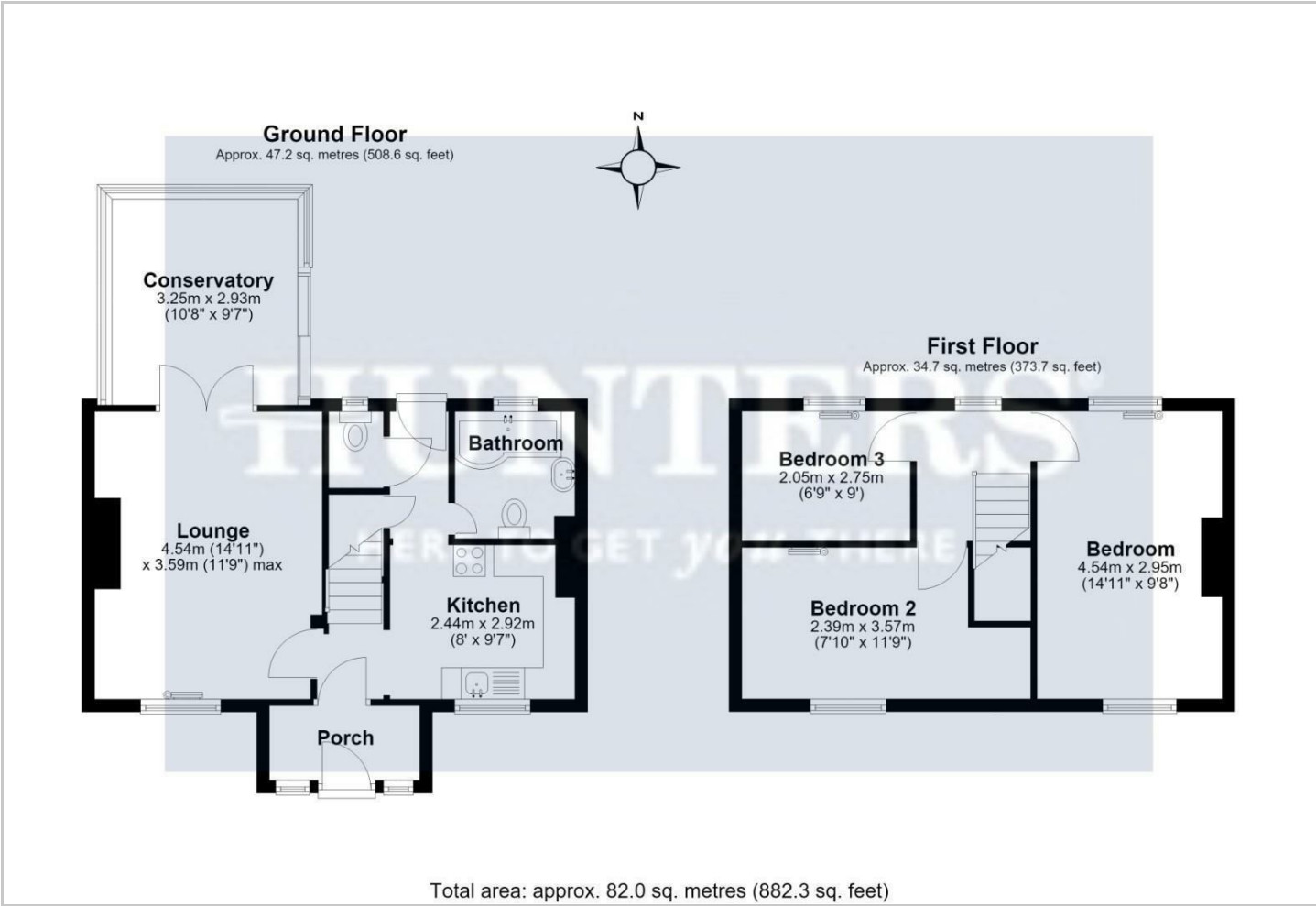
Hybrid Map



Terrain Map



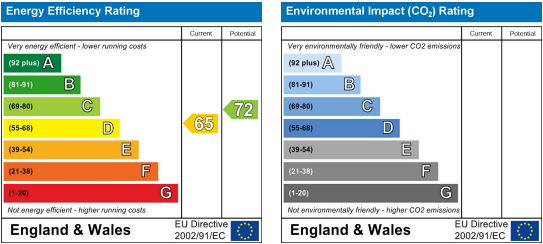
Floor Plan



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.