

# HUNTERS®

HERE TO GET *you* THERE



## 7 Whiteway Close

Dursley, GL11 4AT

£245,000



Council Tax: B



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Dursley, GL11 4AT

£245,000



Tucked away in a popular location in Dursley, this well presented, terraced family home, has been tastefully updated by the current vendors under their ownership. Now offered as a two double bedroom property it was formerly three bedrooms and is easily converted back. Stepping through the front door you are met by an entrance lobby with stairs leading to the first floor. The generous lounge overlooks the front of the property with Dimplex electric fire set in a fire surround but having the ability to be used as an open fire if desired. French doors lead to the conservatory overlooking the established rear gardens.

A further door from the lounge leads to the contemporary kitchen which was installed in 2023 with fitted oven and hob and extractor over, spaces for the washing machine, dishwasher and fridge/freezer. The Worcester Bosch Smart Boiler is also housed in the kitchen being installed in 2026, there is also a useful utility area/side lobby leading off the kitchen with spaces for a tumble dryer and further freezer with doors to both the front and rear gardens.

Venturing to the first floor you will find a landing area with window overlooking the rear giving access to two double bedrooms (formerly three and easily converted back), the main bedroom having dual aspect windows, with a family bathroom with bath and over-bath shower. The loft is boarded with ladder and light.

A particular feature of the property are the established and well tended gardens to both the front and rear of the property. The front garden is enclosed by fencing with established plants, wildlife pond and lawned area with path leading to the front door with canopy over. The mature rear garden has a generous lawned area with flower borders, wildlife pond and two generous sheds, one having power. There is also an outside electric socket and outside tap.

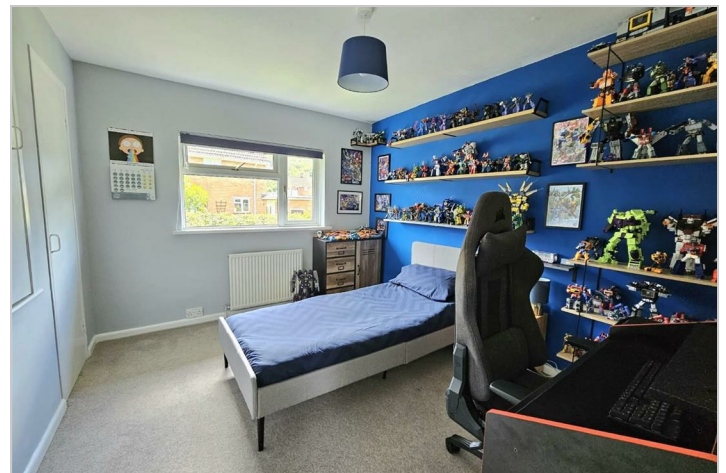
Ideally situated for convenience, the property is within walking distance of a local primary school, nursery, and convenience store. Dursley town centre is approximately one mile away and offers a comprehensive range of amenities, including a Sainsbury's supermarket, independent shops, doctors and dentists, a library, swimming pool, and an eighteen-hole golf course.

Nearby Cam village offers additional shopping with a Tesco supermarket and access to Cam & Dursley railway station, which provides regular services to Gloucester, Bristol, and Cheltenham.

## **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.

- Spacious Mid Terraced Family Home
  - Tucked Away in Popular Location
  - Established Gardens to Front and Rear
- Entrance Hallway with Side Lobby/Utility Room
  - Lounge and Conservatory
  - Newly Fitted Kitchen
- Landing Area Leading to Two Bedrooms (formerly three)
  - Modern Bathroom
- Well Tended Rear Garden with Two Sheds
  - Viewing Highly Recommended



Road Map



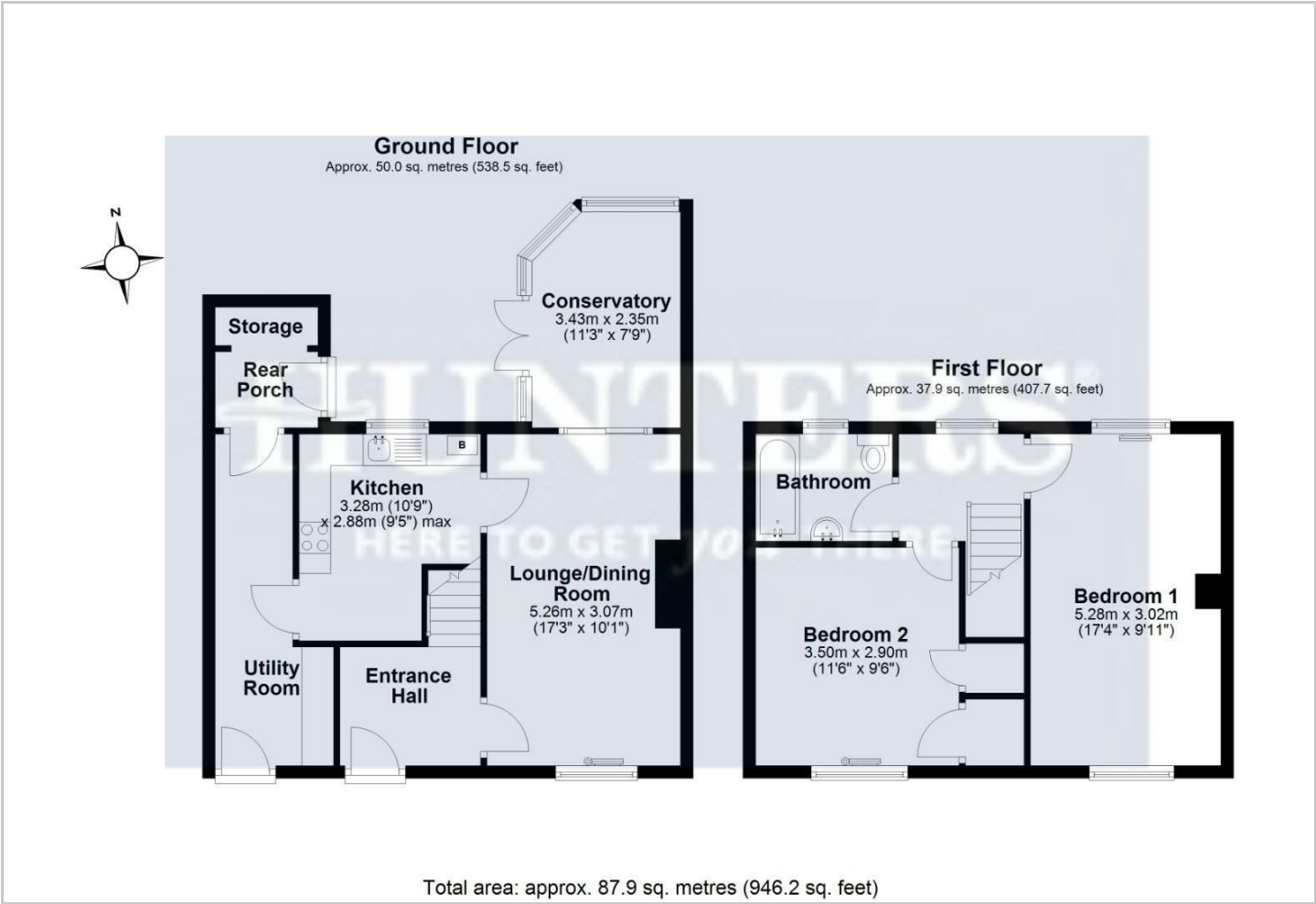
Hybrid Map



Terrain Map



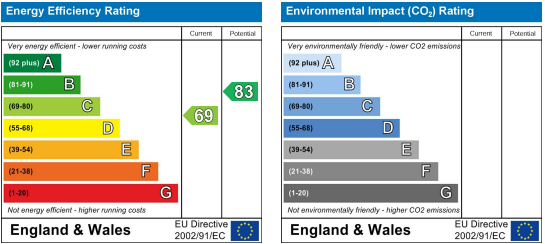
Floor Plan



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.