

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



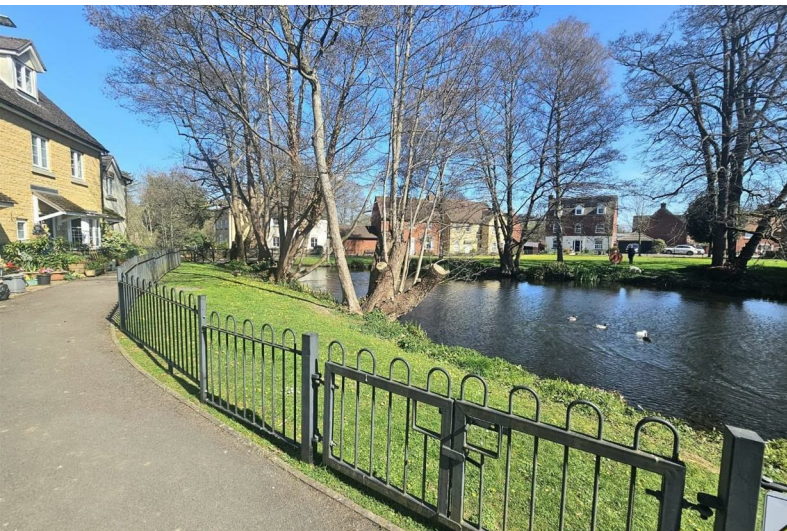
## 4 Caswell Mews

Dursley, GL11 5GE

Offers In Excess Of £280,000



Council Tax: C



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## Entrance

Via part part glazed door, radiator, stairs to first floor, doors to;

## Downstairs Cloakroom/wc

Window to front aspect, radiator, wc, vanity wash hand basin with cupboard below, part tiled walls.

## Kitchen

Window to front aspect, range of wall and base units with work-surfaces, free-standing oven with gas hob and extractor over, space for fridge/freezer, space for washing machine, tiled flooring, one and a half bowl sink unit with mixer tap, tiled splash-backs, space for dishwasher.

## Lounge

French doors to garden, window to rear aspect, laminate flooring, radiator, fitted cupboard.

## First Floor Accommodation

### Landing Area

From the entrance hall stairs lead to first floor landing with access to loft space, gas Powermax boiler in cupboard, further cupboard, doors to;

### Bedroom One

Window to rear aspect, radiator, fitted wardrobes with shelving and rail.

### Bedroom Two

Window to rear aspect, radiator.

### Bedroom Three

Window to rear aspect, radiator, laminate flooring.

## Bathroom

Window to front aspect, wc, pedestal wash hand basin, bath with over-bath shower, tiled flooring, radiator, part tiled walls.

## Outside

### Front Garden

Path to front door with steps to property, various plants and shrubs.

### Rear Garden

Enclosed by fencing, patio area, lawned area, path to gate leading to the garage found to the rear of the property.

## Garage

Found to the rear of the property, metal up and over door, parking to front.

## Agents Note

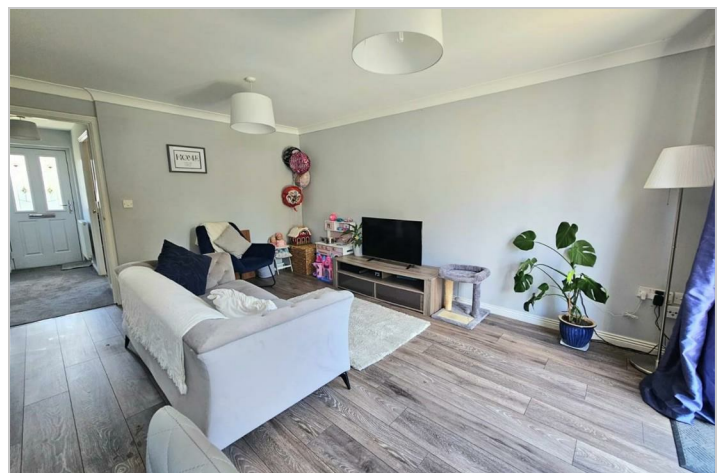
There is an estate charge of approximately £21 per month for the estate.

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.

Pleasantly situated on the outskirts of Dursley, this well presented property, with a pretty outlook to the front leads to the attractive community garden and beautiful mill pond. Stepping through the front door you are met by a hallway with stairs leading to the first floor and downstairs cloakroom/wc. The fitted kitchen with a good range of units overlooks the front of the property with a lovely open view. The lounge/dining room is to the rear with French doors which lead to the rear garden with further window and cupboard. The first floor has a landing area with doors leading to three bedrooms and family bathroom. Outside the property has an open plan front garden with pretty outlook whilst the rear garden is fully enclosed with patio and lawned area with gated access leading to the garage found to the rear of the property with parking to the front.

Caswell Mews is situated on an attractive development on the outskirts of Dursley just off the B4066 which leads to the Cotswold village of Uley. The area is one designated as being of outstanding natural beauty and from the development there are views towards the Cotswold Hills which provide numerous country walks. The nearby market town of Dursley has a bustling shopping centre including a Sainsburys supermarket, a range of cafés and restaurants, doctors surgery, library and leisure centre/swimming pool. There is easy access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

- Lovely Setting on the Outskirts of Dursley Close to the Mill Pond
  - Downstairs Cloakroom/wc
  - Three Bedrooms and Family Bathroom
    - Enclosed Rear Garden
    - Viewing Essential
- Spacious End of Terrace Home
  - Fitted Kitchen and Lounge/Dining Room with Doors to Garden
    - Open Plan Front Garden
  - Garage to Rear of Property with Parking



### Road Map



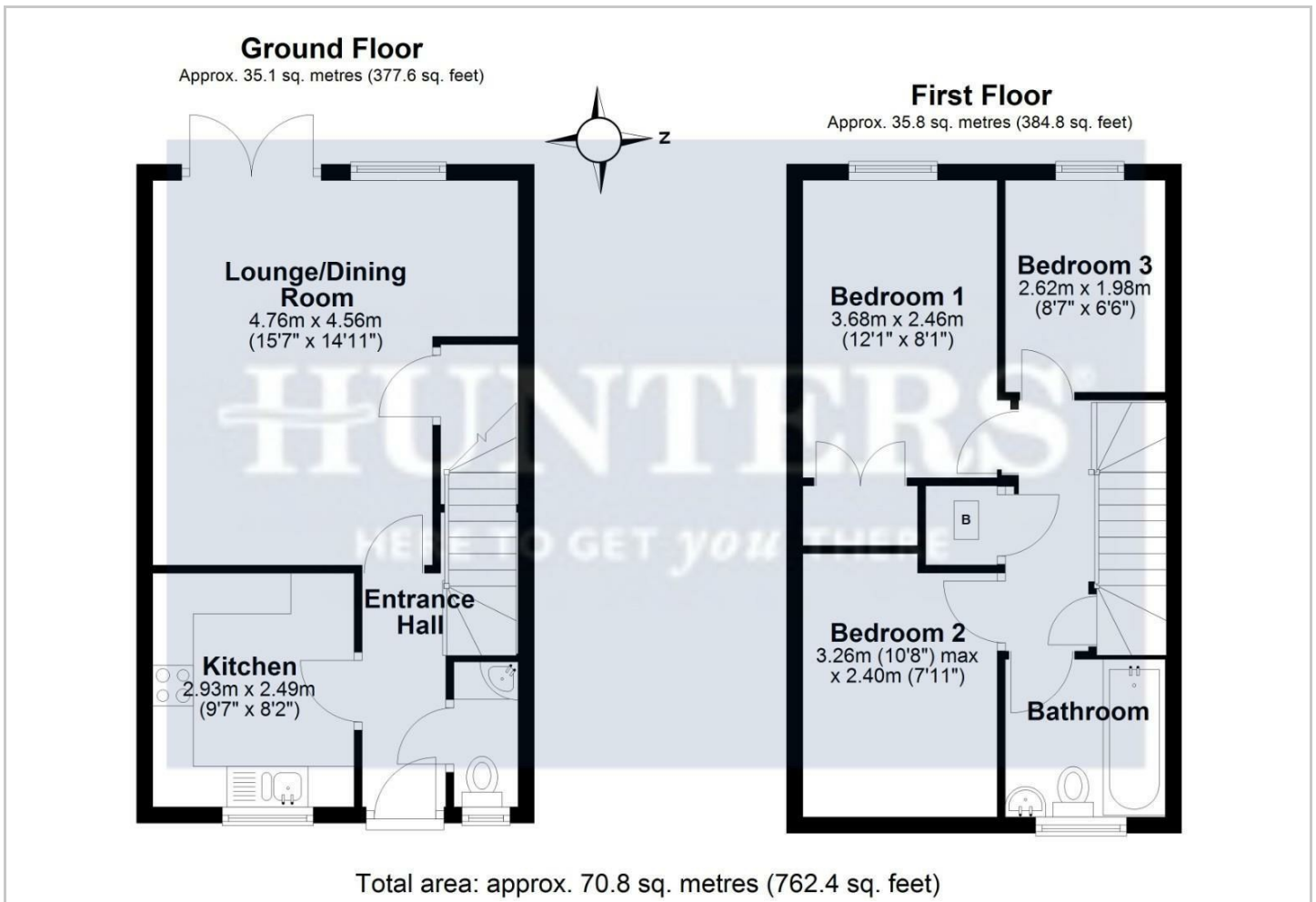
### Hybrid Map



### Terrain Map



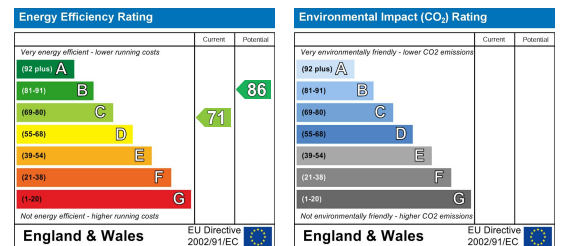
### Floor Plan



### 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.