

# HUNTERS®

HERE TO GET *you* THERE



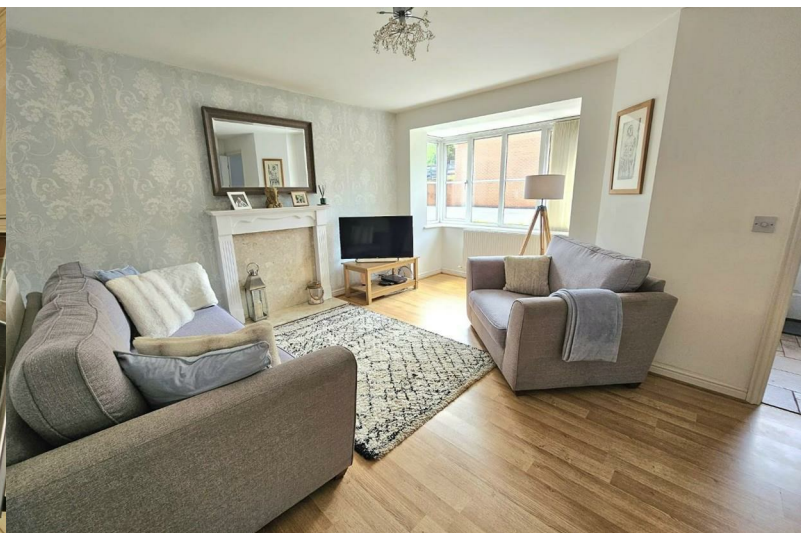
## 34 The Slade

Dursley, GL11 4JX

£295,000



Council Tax: B



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Dursley, GL11 4JX

£295,000



Offered for sale with no onward chain and located in a sought-after cul-de-sac road in Dursley, The Slade presents a charming semi-detached family home that is both well-appointed and inviting. This delightful property boasts a spacious layout, ideal for a growing family seeking comfort and convenience.

Upon entering, you are welcomed by a bright entrance lobby that provides access to a handy downstairs cloakroom. The generous lounge, featuring a lovely walk-in bay window overlooking the front of the property, offers a perfect spot to relax. The kitchen/breakfast room, equipped with a fitted oven and gas hob, along with designated spaces for a washing machine and fridge freezer, has French doors that open up to the private rear garden, seamlessly blending indoor and outdoor living.

As you ascend to the first floor, a landing area leads to three well-proportioned bedrooms, providing ample space for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms.

Externally, the property benefits from driveway parking for two vehicles, complemented by a charming front garden with natural hedging, vibrant flowers, and a well-kept lawn. The rear garden is a true retreat, featuring a lawned area and a delightful decked space, perfect for entertaining or enjoying sunny afternoons. Gated access leads back to the front of the property, while steps guide you to a garden shed with additional storage beneath the decking.

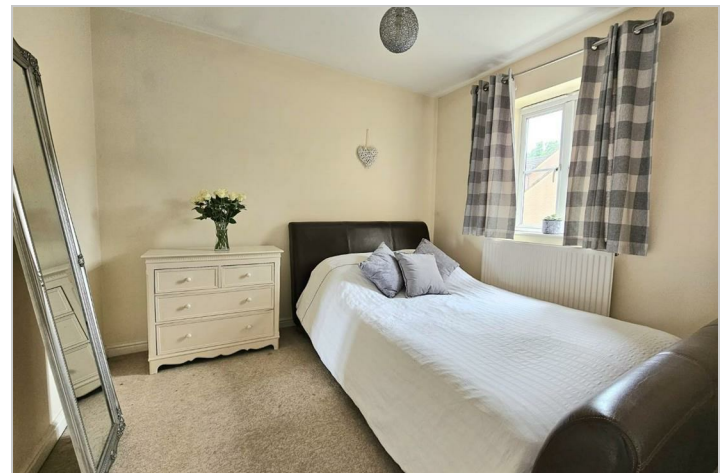
This well presented home in Dursley is a wonderful opportunity for those seeing a blend of comfort, style, and practicality.

The property is situated in a popular location close to Dursley town centre which offers a full range of day to day shopping, schooling and recreational facilities including Sainsburys Supermarket, Rednock Secondary School, Library, Leisure Centre/Swimming Pool, Doctors and Dentists. The nearby Village of Cam has a Tesco Supermarket and local shops. The A38 and M5 motorway networks provide good commuting links to the larger centres of Bristol, Bath, Gloucester and Cheltenham and there is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

## **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.

- Rarely Available Semi-Detached Family Home
  - Entrance Lobby and Cloakroom
  - Fitted Kitchen/Breakfast Room
- Driveway Parking to Side with Front Garden
  - No Onward Chain
- Popular Cul-De-Sac Location in Dursley
  - Generous Lounge with Bay Window
  - Three Bedrooms and Family Bathroom
- Enclosed Rear Garden with Decked Area and Garden Shed



## Road Map



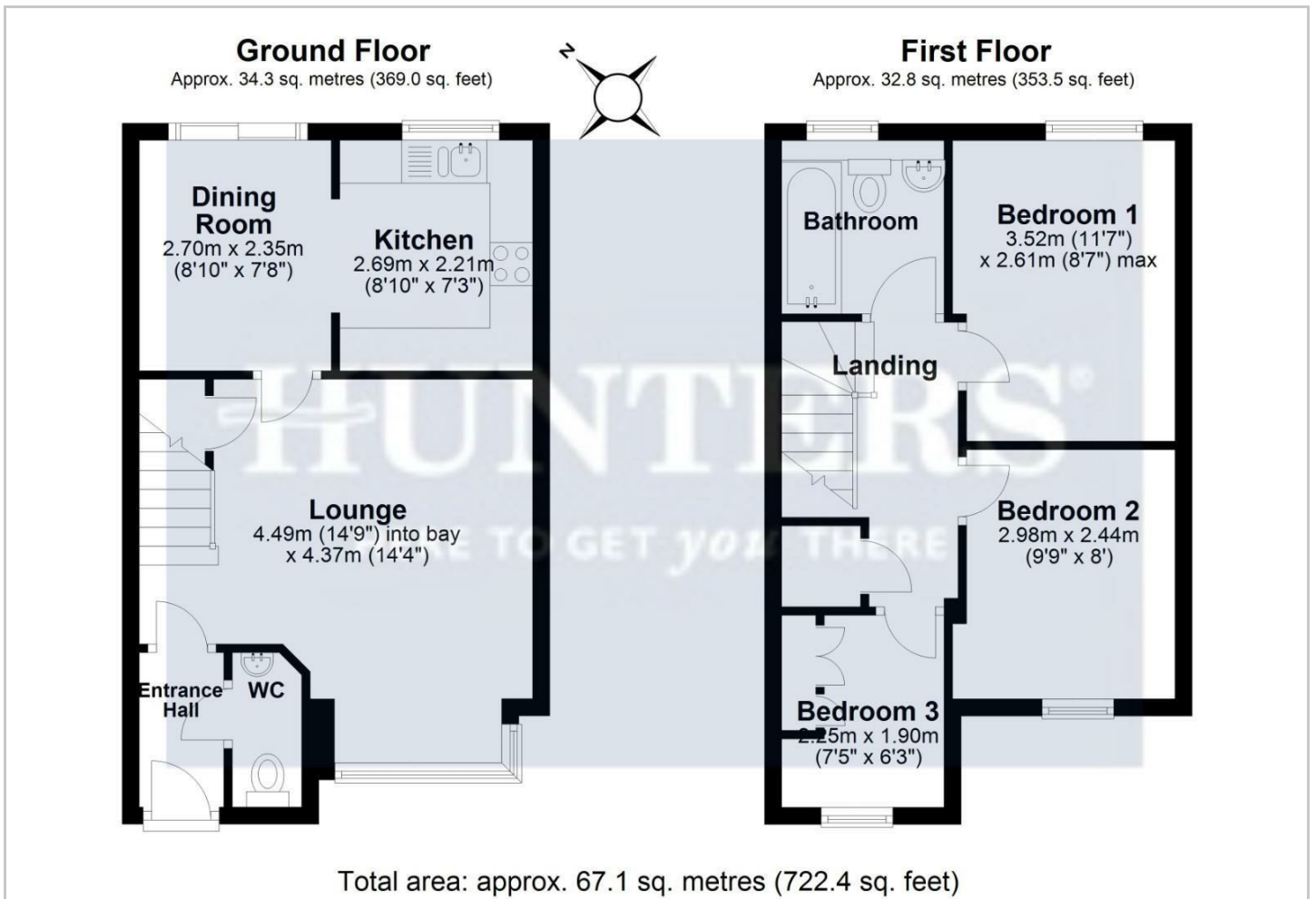
## Hybrid Map



## Terrain Map



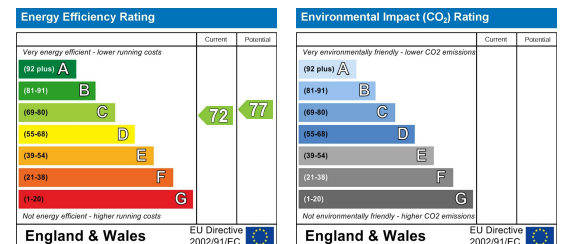
## Floor Plan



## 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.