

# HUNTERS®

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## 23 Rosebery Park

Dursley, GL11 4NS

Guide Price £225,000



Council Tax: B

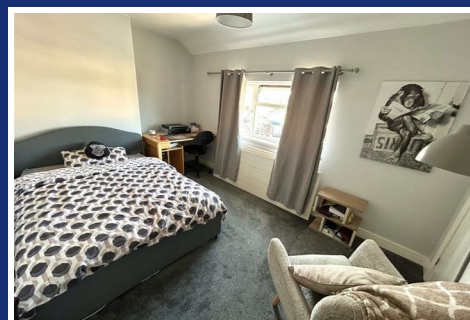




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## Entrance Hallway

Front door with frosted glass, radiator, stairs to first floor landing.

## Living Room

13'10" narrowing to 12'8" x 11'10" (max) (42'7" x 32'4") (4.24 narrowing to 3.88 x 3.62 (max) (13'10" narrow)  
Spacious living room with window to front, carpeted with radiator and a ceiling light.

## Kitchen/Diner

17'2" x 7'4" (5.24 x 2.26)

Fitted with a range of Shaker style wall and base units with work-surfaces over, stainless steel sink and drainer unit, space for cooker, fitted extractor hood, space for tall fridge/freezer, space and plumbing for washing machine, tiled splashback, two windows to rear, part glazed door leading to garden, radiator, understairs storage cupboard.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space.

## Bedroom One

12'9" x 9'2" (3.90 x 2.81)

Carpeted double bedroom with window to front, storage cupboard, radiator and ceiling light.

## Bedroom Two

14'5" x 7'4" (4.40 x 2.24)

Carpeted double bedroom with two windows to rear, storage cupboard, radiator and ceiling light.

## Bathroom

Fitted with a white suite comprising panelled bath, wc, pedestal wash hand basin, walk-in shower

cubicle, partly tiled walls, frosted glass window to rear, chrome heated towel rail, inset ceiling spotlights.

## Outside

The rear garden is laid to patio with lawn area, useful storage shed, enclosed with fencing and side gated access to front.

To the front is a driveway providing offroad parking for several cars.

A well-presented two-bedroom terraced home, situated in a popular and convenient location within Dursley. This attractive property offers comfortable and modern living throughout, ideal for first-time buyers, downsizers, or investors alike.

The ground floor features a bright and welcoming lounge and a modern kitchen fitted with a range of stylish units and direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms — both with built-in storage — and a contemporary bathroom with separate bath and shower.

Externally, the property benefits from a private, low-maintenance rear garden enjoying a sunny aspect, along with a driveway providing off-road parking for multiple vehicles.

Beautifully decorated throughout and ready to move into, this home combines practicality with a great location close to local amenities, schools, and transport links.

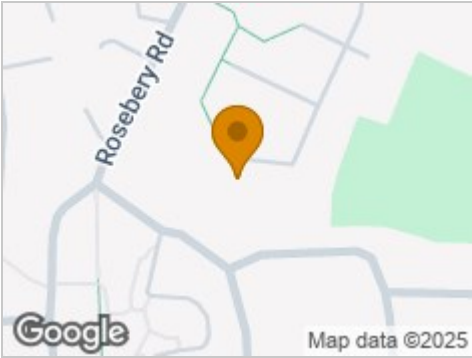
The property is situated close to primary schools and the town centre of Dursley providing a full range of day to day shopping, schooling and recreational facilities including supermarkets and leisure centre/swimming pool. Dursley offers excellent access to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network. There is also a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Terraced Home in Popular Location
- Family Bathroom With Separate Shower Cubicle
- Living Room
- Driveway Parking
- Two Bedrooms With Built-in Storage
- Modern Kitchen/Diner With Door to Rear Garden
- Low Maintenance Private Rear Garden





Road Map



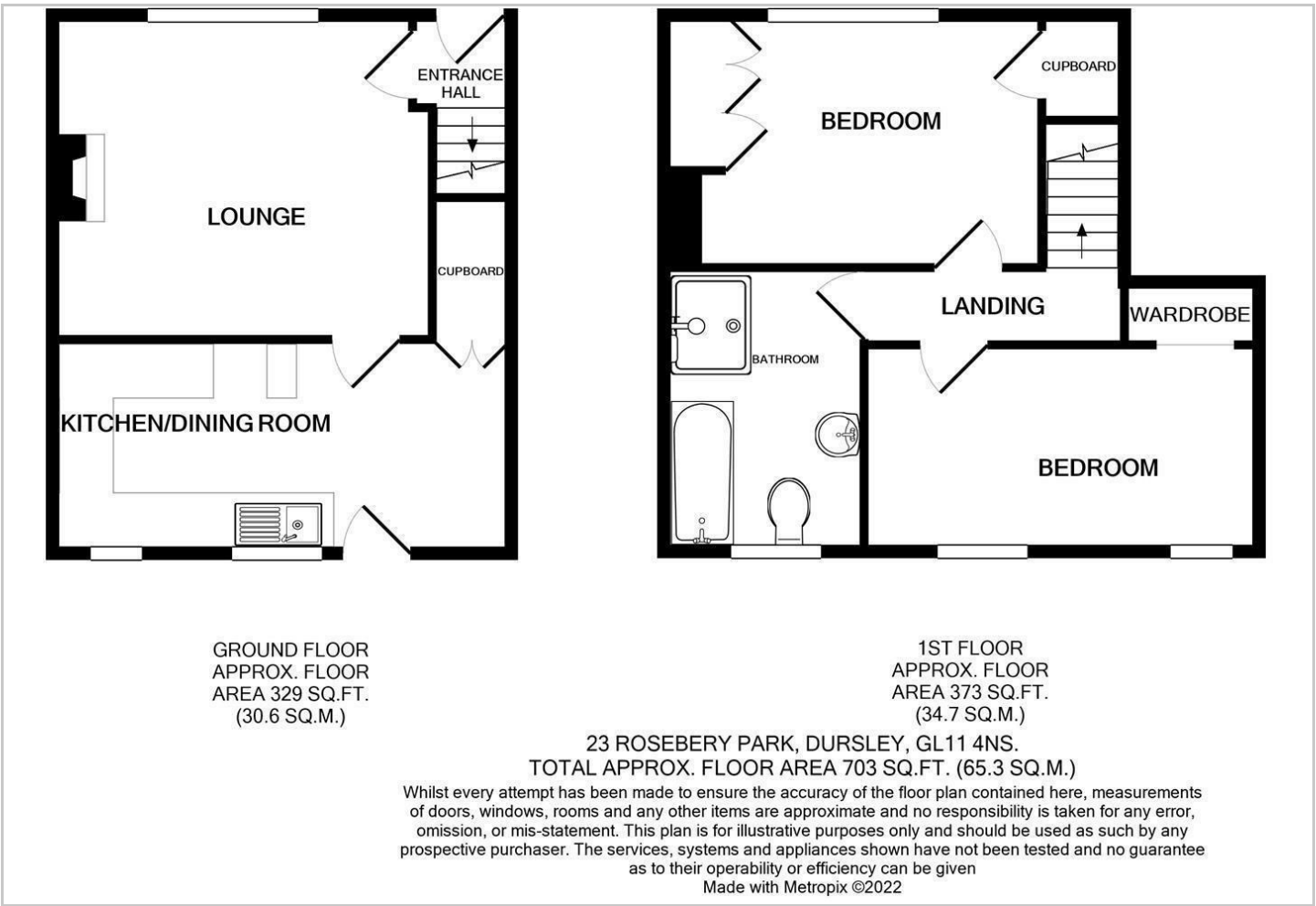
Hybrid Map



Terrain Map



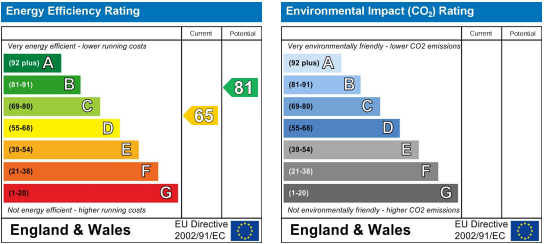
Floor Plan



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.