

HUNTERS[®]

HERE TO GET *you* THERE



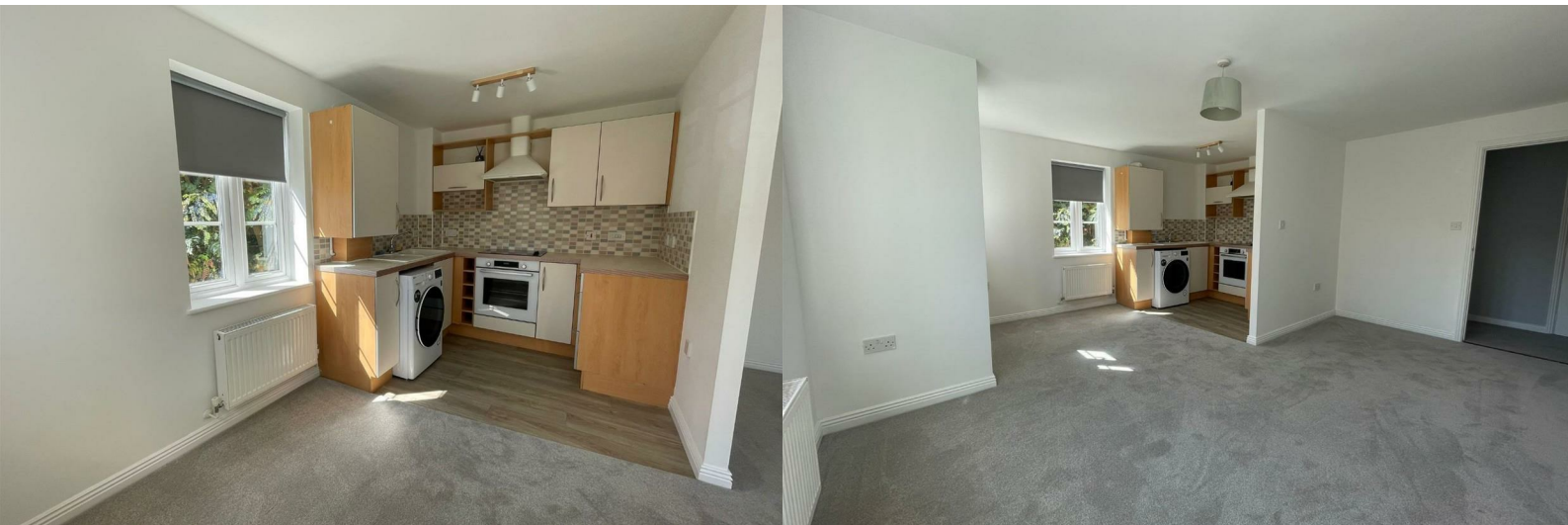
2 Castle Stream Court

GL11 5GN

Guide Price £180,000



Council Tax: B



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Communal Front Door Leading to Entrance Hallway

With telephone door entry system, front door leading to the entrance hall with radiator and useful storage cupboard with shelving.

Living Room

A generous L-shaped living room having a lounge and dining area with three windows with fitted blinds, two radiators, TV aerial socket and opening to the kitchen area.

Kitchen Area

With a range of base units incorporating worktop surfaces with drawers and cupboards under and integrated wine rack. Having an inset single drainer one and a half bowled sink unit with mixer tap, matching wall storage cupboards and open shelving, integrated Bosch oven and four ring ceramic hob unit with cooker hood over, with plumbing for a washing machine and space for fridge/freezer, cupboard housing gas fired boiler supplying central heating and domestic hot water circulation.

Bedroom One

With radiator, window to the rear and built-in double wardrobe.

Bedroom Two

With radiator, window to the front and built-in double wardrobe.

Bathroom

Having a suite comprising of a panelled bath with shower over and screen, wash hand basin and low level WC. Frosted Window and heated towel rail.

Outside

There are large landscaped and gated gardens including the beautiful mill pond with resident ducks and seating areas. To the rear there is a courtyard car park with an allocated parking space.

Agents Note

Please note the property is leasehold with 976 years remaining. The latest maintenance charge for the estate, including buildings insurance (due date 1/4/26) is £626.29. The latest service charge (due 1/4/26) is £252.00.

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.

Castle Stream Court is situated on the highly sought after Mill Ponds Development set just off Uley Road with a large gated area of open space and a scenic duck pond. Newly redecorated throughout with new carpets, this ground floor apartment offers ready to move into accommodation with open plan living/dining room leading into the kitchen with fitted appliances, two bedrooms with built-in wardrobes and bathroom.

Outside the area is delightful with walks around the scenic mill pond and there are pathways to Stinchcombe Hill Woods which provide a lovely backdrop to the area.

Although essentially a quiet and peaceful setting the area is by no means isolated being a short distance from Dursley's bustling market town with a Sainsbury's supermarket, leisure centre/swimming pool, library, doctors, dentists and day to day retailers.

This is an ideal opportunity for those requiring a more easily managed property or a buy-to-let investor as demand for this type of property in this location is very high. The property is sold with vacant possession and no upward chain and the Vendor's Agents hold a key at their Dursley office for accompanied viewings.

- Ground Floor Apartment
- Sought After Mill Pond Locality
- Fitted Kitchen with Appliances
- GCH & Double Glazed Windows
- No Onward Chain
- Two Bedrooms both with Built-in Wardrobes
- Open Plan Lounge/Dining Room
- Bathroom with Shower
- Allocated Parking



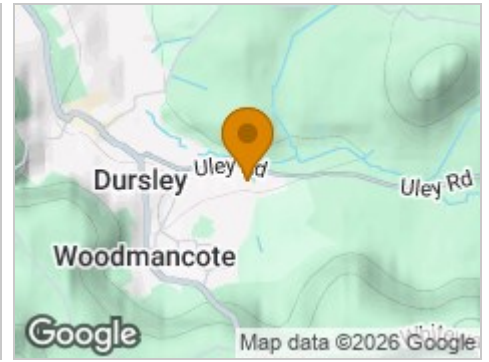
Road Map



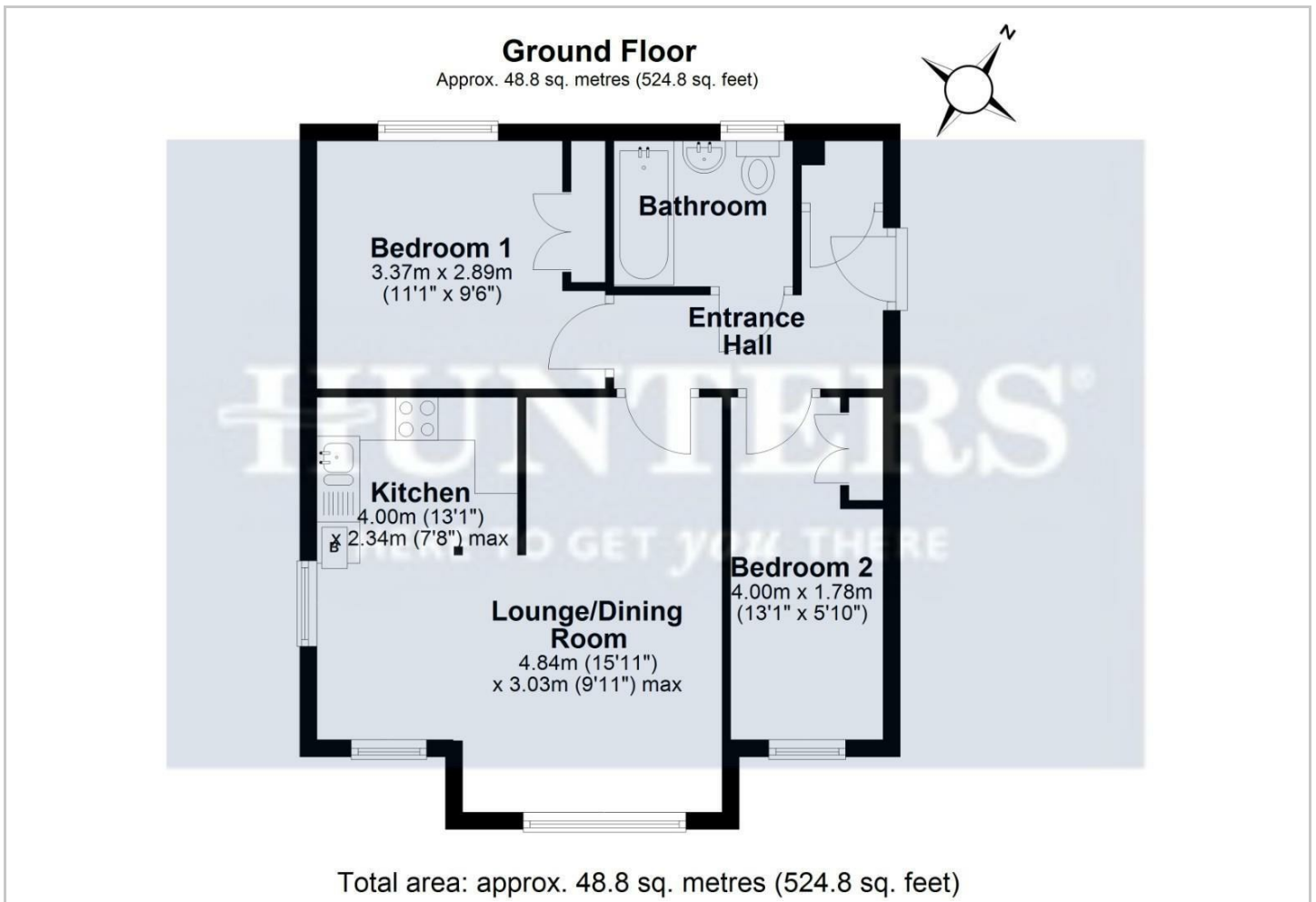
Hybrid Map



Terrain Map



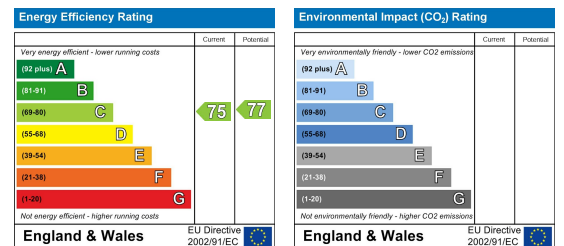
Floor Plan



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.