

# HUNTERS®

HERE TO GET *you* THERE



## Flat 1, 23A Parsonage Street

Dursley, GL11 4BW

Guide Price £115,000



Council Tax: A



# 23A Parsonage Street

Dursley, GL11 4BW

Guide Price £115,000



## Communal Entrance Hall

Communal entrance hall with stairs leading to the first floor. Front door leading into kitchen living space.

## Kitchen/Living Room

14'3" x 12'0" (4.34m x 3.66m)

Modern kitchen with fitted units and fitted oven and hob with extractor hood over. Part tiled walls and stainless steel sink unit with mixer tap. There's an electric heater and glazed window to the front.

## Inner Hallway

Door leads into inner hallway with electric heater.

## Shower Room

6'8" x 4'0" (2.03m x 1.22m)

With fully tiled shower cubicle that has a sliding door and fitted Mira Sport shower. Heated towel rail and a low flush WC. Fitted basin and frosted glazed window.

## Bedroom

10'3" x 9'7" (3.12m x 2.92m)

Carpeted flooring, single glazed window to rear, electric heater.

## 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.

A well-presented one-bedroom first-floor flat, recently redecorated throughout with new carpets. The accommodation includes a modern open-plan kitchen and living area, a double bedroom, and a contemporary shower room. The property benefits from electric heating and a long lease.

Ideally located in the heart of Dursley, the flat is within easy walking distance of local shops, amenities, and transport links, making it a convenient and practical choice.

Offered to the market with no onward chain, this property would suit first-time buyers or investors alike.

- One-bedroom first-floor flat
- Recently redecorated with new carpets
  - Double bedroom
  - Electric heating
- Centrally located in Dursley
- Well presented throughout
- Modern open-plan kitchen and living area
  - Contemporary shower room
  - Long lease
- Offered with no onward chain



## Road Map



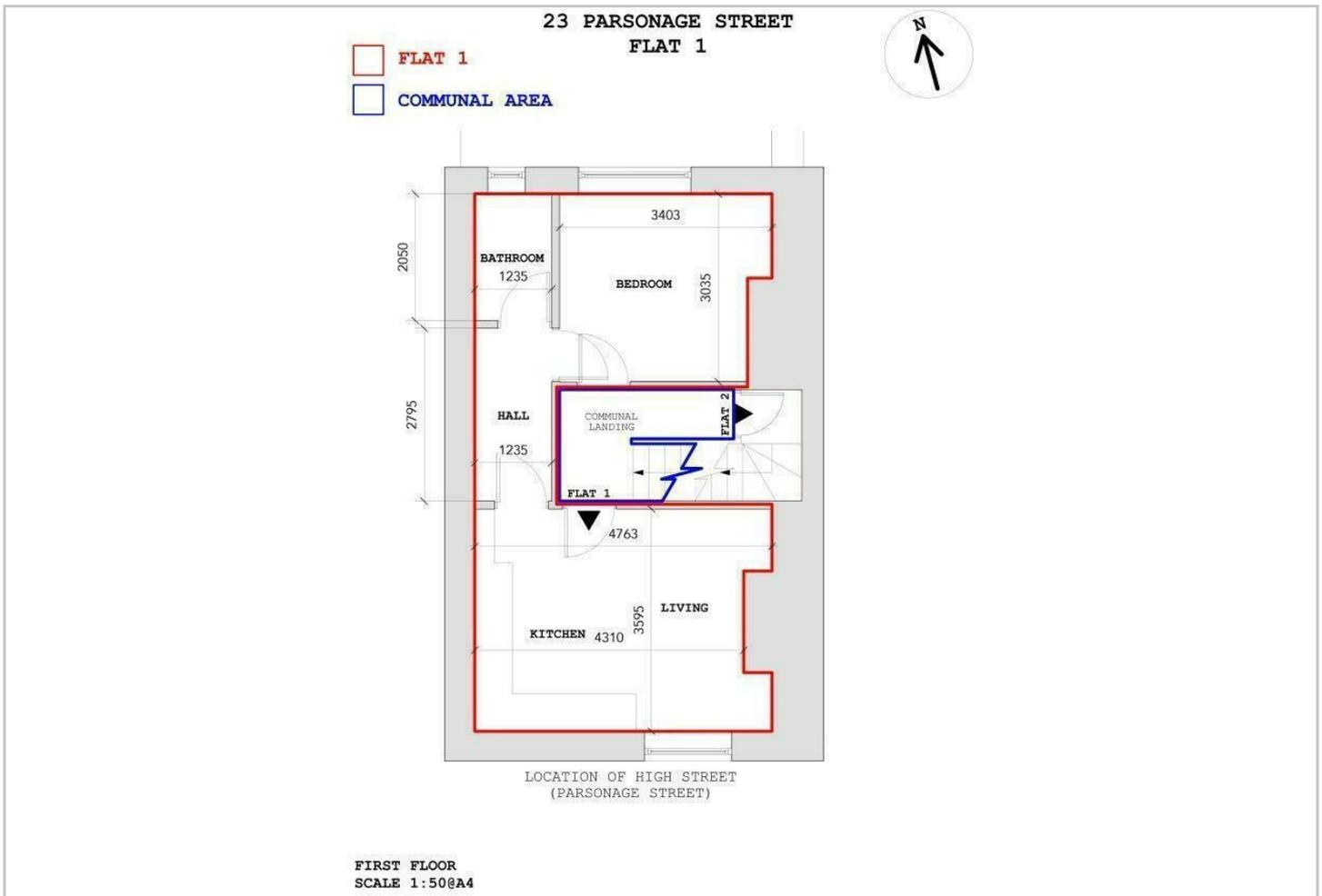
## Hybrid Map



## Terrain Map



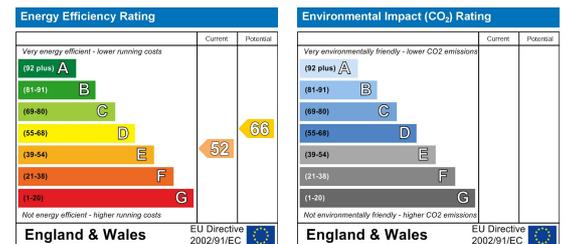
## Floor Plan



## 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.