

HUNTERS[®]

HERE TO GET *you* THERE



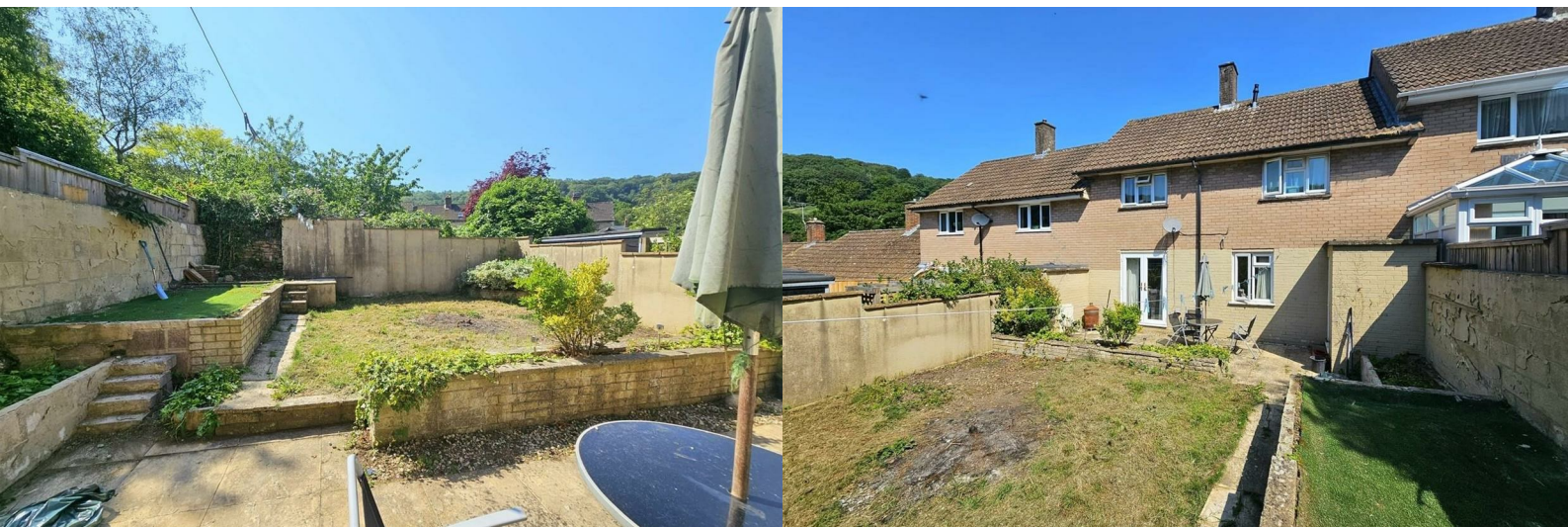
10 Rangers Avenue

Dursley, GL11 4AS

£265,000



Council Tax: B



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Ground Floor Accommodation

Entrance Hallway

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

Cloakroom

Window to front aspect, wc, tiled flooring, radiator, wash hand basin set in unit.

Lounge

French doors to garden, fireplace with gas fire, laminate flooring, feature recessed areas.

Kitchen/Breakfast Room

Window to front aspect, range of wall and base units with work-surfaces, one and a half bowl sink unit with mixer tap, tiled splash-backs, space for washing-machine and dishwasher, integral fridge/freezer, two further integral freezers, window to rear aspect, radiator, under-stairs cupboard, high level oven, door to:

Utility/Rear Lobby

Door to garden, space for tumble/dryer, work-surfaces.

First Floor Accommodation

Landing Area

Airing cupboard with gas boiler, access to loft space, doors to;

Bedroom

Window to front aspect, radiator.

Bedroom

Window to rear aspect, radiator, storage cupboard.

Bedroom

Window to rear aspect, radiator, fitted cupboard.

Bathroom

Window to front aspect, bath with over-bath shower, wc and wash-hand basin set in unit with shelving, extractor fan, chrome heated towel rail.

Outside

Front Garden

With driveway parking for two cars, plants and shrubs, raised path to front door.

Rear Garden

Enclosed by walling, raised flower beds, patio area, lawned area with raised seating area with steps.

Anti-Money Laundering (AML) Compliance

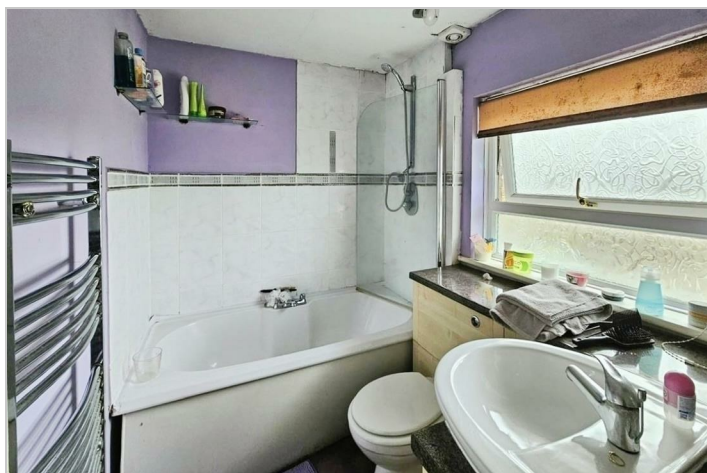
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

Found in a popular area of Dursley, this terraced property found on Rangers Avenue offers good size accommodation for the growing family. Upon entering, you are welcomed by a spacious entrance hallway that leads to a well-appointed cloakroom. The inviting lounge features French doors that open directly into the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space.

The heart of the home is the open plan kitchen and dining area, designed for both functionality and social gatherings. This space is complemented by a useful utility/rear lobby, providing additional storage and practicality for everyday living. On the first floor, the property boasts three generously sized bedrooms, ideal for families or those seeking extra space, along with a family bathroom that caters to all your needs.

Outside, the front garden is complemented by a driveway that accommodates parking for two cars. The enclosed rear garden has a lawned area with patio and raised seating area.

- Generous Terraced Family Home
- Lounge with French Doors to Garden
- Three Bedrooms and Family Bathroom
- Enclosed Rear Garden with Lawned Area
- Entrance Hallway and Downstairs Cloakroom
- Kitchen/Breakfast Room with Utility/Rear Porch
- Front Garden with Driveway Parking
- Popular Location in Dursley



Road Map



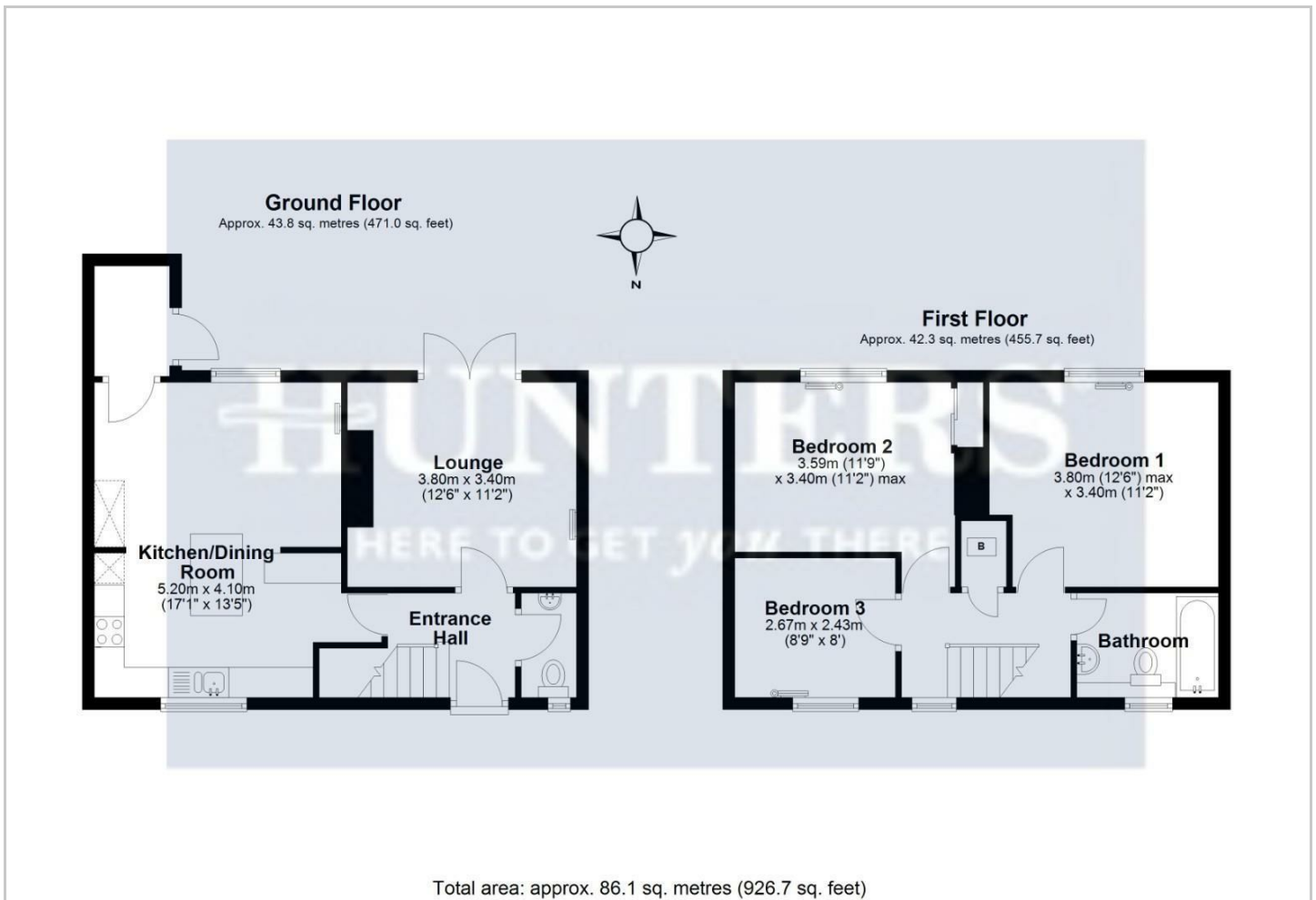
Hybrid Map



Terrain Map



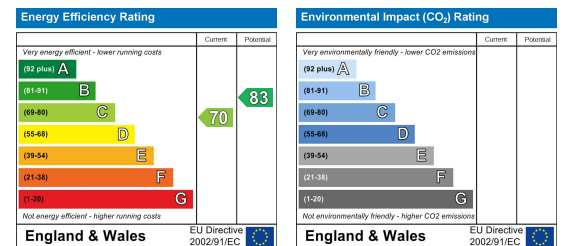
Floor Plan



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.