

# HUNTERS®

HERE TO GET *you* THERE



18 Castle Stream Court  
Dursley, GL11 5GN

£265,000



Council Tax: C



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## Entrance Hallway

Front door leading into hallway with radiator.

## Cloakroom

Low flush wc, wash hand basin and window.

## Kitchen

Fitted with modern wall and base units with worktop surfaces over, sink and drainer unit, fitted oven and hob with extractor over, tiled splashback, space for washing machine and fridge/freezer, window to front overlooking the millpond.

## Lounge

Window and French doors leading into the garden, radiator, stairs to first floor landing.

## First Floor

From the lounge stairs lead to first floor landing with doors to:

## Bedroom One

Window, radiator, door to:

## En-Suite

Fitted with a tiled shower cubicle with glazed doors, wc, pedestal wash hand basin, radiator.

## Bedroom Two

Window, radiator.

## Bathroom

Fitted with a modern suite comprising panelled bath with shower over and glazed screen, part tiled walls, pedestal wash hand basin, wc, radiator, frosted window.

## Outside

The rear garden is laid to lawn with fenced boundaries, a decked seating area, a patio seating area and a gate leading to front.

There is a path leading to front door with shrub border and an allocated parking space.

## Agents Note

There is an estate charge for the Estate please enquire for further details.

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.

Offered for sale with no onward chain and situated in the sought after Castle Stream Court cul-de-sac this property built by Westbury Homes, is centered around the beautiful millpond with a large area of green space, ideal for outside leisure and relaxing. Briefly the accommodation comprises of entrance hall with cloakroom, kitchen with oven and hob, lounge having French doors to garden, and on the first floor two bedrooms with an en-suite shower room and family bathroom. The property has a path to front door, with shrub border, allocated parking space and an enclosed private rear garden.

Situated close to the Uley Road, Castle Stream Court is a short drive from the bustling Town Centre of Dursley with its full range of shopping, recreational and schooling facilities, doctors, dentists, cafes and leisure centre/swimming pool. The A38 and M5 motorway provide daily commuting routes to the larger cities of Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- End Terrace House
- En-Suite Shower Room & Bathroom
- Lounge With French Doors to Garden
- Enclosed Rear Garden
- No Onward Chain
- Two Bedrooms
- Kitchen
- Downstairs Cloakroom
- Allocated Parking Space



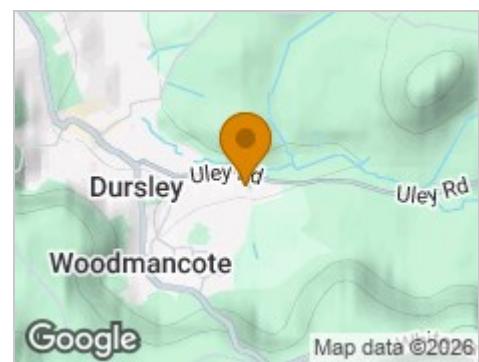
## Road Map



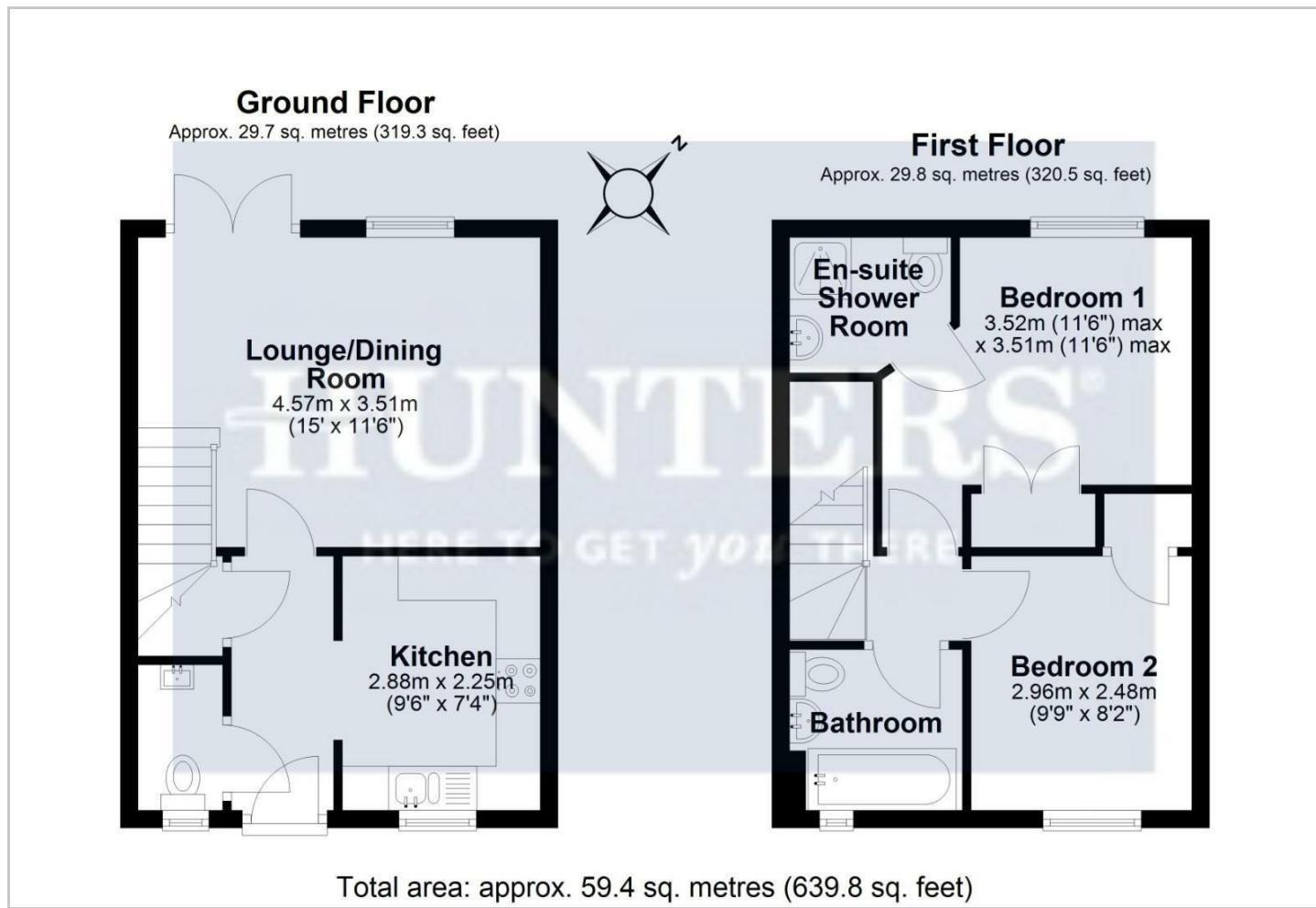
## Hybrid Map



## Terrain Map



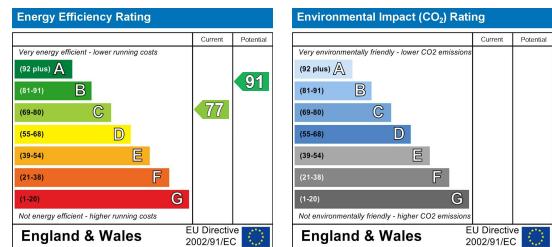
## Floor Plan



## 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.