

HUNTERS[®]

HERE TO GET *you* THERE



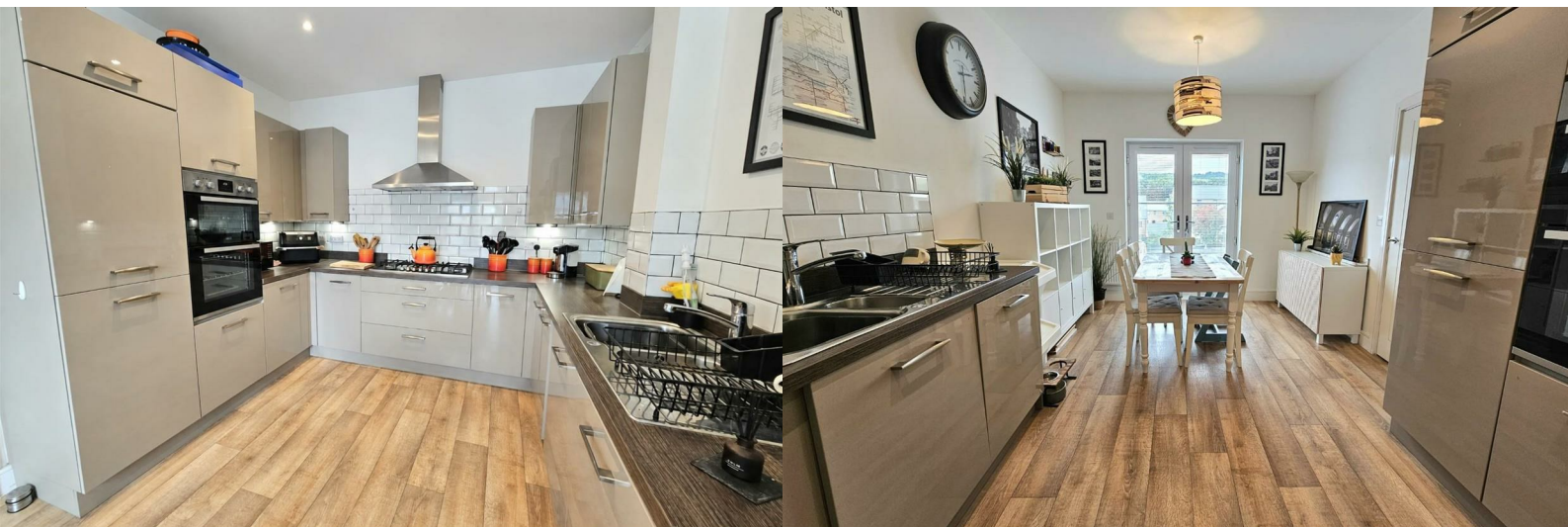
38 Graham Edge

Dursley, GL11 4FJ

£370,000



Council Tax: D



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Located on the extremely popular Littlecombe development, Graham Edge is within easy access of all the amenities of the town centre, this modern semi-detached house offers generous accommodation arranged over three floors.

The ground floor offers a spacious entrance hallway giving access to the downstairs cloakroom and utility room with space for the washing machine, tumble dryer and fridge/freezer with a handy sink. A door from the hallway leads to the garage which the current vendors use as a hobby room with the remainder of the garage for storage.

To the first floor a hallway leads to a great living/dining room with french doors giving access to the beautifully landscaped rear garden, a further cloakroom and modern fitted kitchen/breakfast room with fitted double oven and gas hob, integral fridge/freezer and dish-washer with French doors to the front terrace/balcony offering a lovely space for entertaining.

The second floor comprises of three bedrooms, the main bedroom having en-suite facilities with fitted wardrobes, the second bedroom also having fitted wardrobes, and a family bathroom with both shower and bath for convenience. Outside, the front gives access to the carport with parking and partial garage. The beautifully landscaped rear garden offer various seating areas to enjoy the day with an array of established plants and shrubs.

Graham Edge is located close to Dursley Town Centre with its range of day to day retailers, Rednock Secondary School, leisure centre/swimming pool, doctors, dentists and eateries. For those needing to commute there is easy access to the A38 and M5 motorway network for onward travel to Bristol, Gloucester and Cheltenham. The area also benefits from a mainline train station at Box Road, Cam enabling access to London Paddington via Gloucester. Viewing is essential to fully appreciate the property on offer.

- Popular Location in Dursley
- Entrance Hallway and Cloakroom
- Modern Fitted Kitchen/Breakfast Room with Balcony/Terrace
- Three Bedrooms, Main Having En-Suite Shower Room
- Hobby Room with Partial Garage
- Spacious, Three Storey, Family Home
- Lounge with French Doors leading to Rear Garden
- Further Cloakroom on the First Floor
- Family Bathroom with Bath and Shower
- Beautifully Landscaped Rear Garden with Seating Areas

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.

Agents Note

Please Note; There is an estate charge for this property of approximately £250-£290 payable per annum.

Tel: 01453 542 395



Road Map



Hybrid Map



Terrain Map



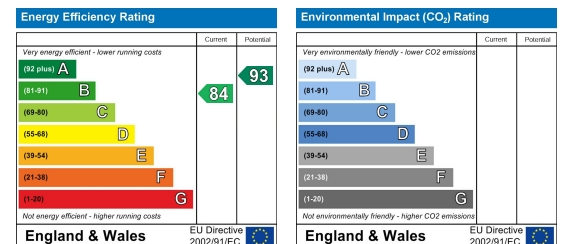
Floor Plan



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.