HUNTERS®

HERE TO GET *you* THERE



# 13 Yellow Hundred Close

Dursley, GL11 5BA

£325,000

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Council Tax: C





# 13 Yellow Hundred Close

Dursley, GL11 5BA

## £325,000







*** NO CHAIN *** Situated in a sought-after residential cul-de-sac, this spacious semi detached family home offers comfortable and versatile accommodation, making it an ideal choice for first-time buyers, growing families or those looking to downsize.

The property features a welcoming entrance hallway giving access to the downstairs cloakroom. The bright and spacious living/dining room has patio doors leading to the established rear garden. A well-appointed kitchen with a range of modern wall and base units overlooks the rear garden with a further door.

On the first floor, the three bedrooms are well proportioned and served by a modern family bathroom with double shower cubicle, providing practical and comfortable living throughout.

Externally, the property benefits from established gardens to the front and rear, the front garden having driveway parking leading to the garage. The rear garden is a particular highlight of the property having a patio area with an abundance of well maintained plants and shrubs with greenhouse and various seating areas to enjoy the day. A personal door gives access to the garage with electric roller door to the front and further garage door to the rear with power and light.

Yellow Hundred Close enjoys a convenient location within easy reach of Dursley town centre, where a range of shops, supermarkets, cafés and everyday amenities can be found. Well-regarded local schools are nearby, along with excellent opportunities for walking and outdoor pursuits in the surrounding Gloucestershire countryside. The property also benefits from good transport links, with easy access to the A38, M5 motorway and Cam & Dursley railway station, providing connections to Gloucester, Cheltenham, Bristol and beyond.

Combining a desirable location with practical accommodation, this is an excellent opportunity to acquire a home in one of Dursley's popular residential areas. Early viewing is highly recommended.

- Spacious Semi Detached Family Home
- Entrance Hallway with Cloakroom
- Modern Fitted Kitchen
- Front Garden with Driveway Parking
- Garage to Side
- Popular Cul-de-Sac Location
- Lounge/Dining Room with Patio Doors
- Three Bedrooms and Bathroom with Shower
- Established Rear Garden
- No Onward Chain

### 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.











## Road Map



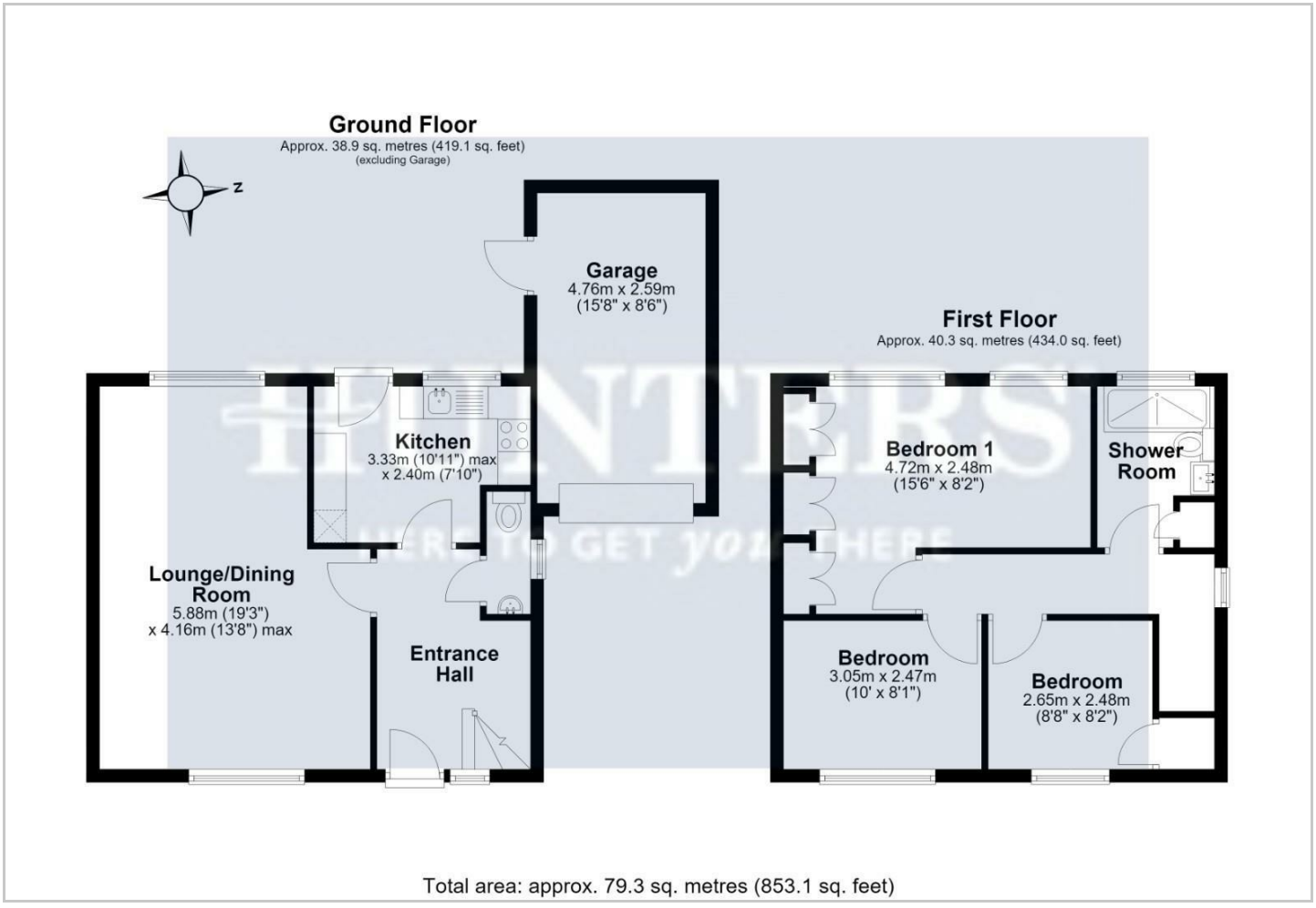

## Hybrid Map




## Terrain Map



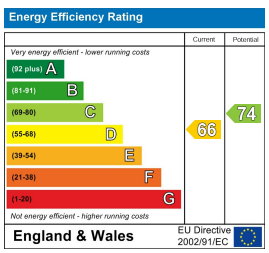

## Floor Plan

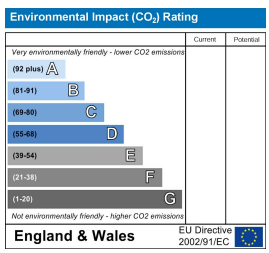



## Viewing

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.

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