

HUNTERS®

HERE TO GET *you* THERE



9 Castle Stream Court

Dursley, GL11 5GN

£299,950



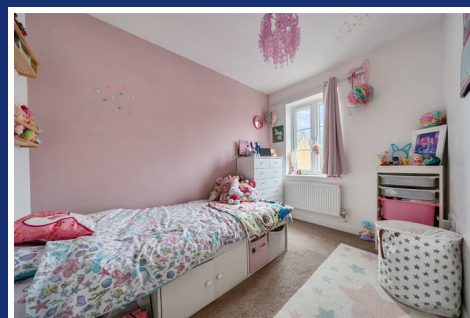
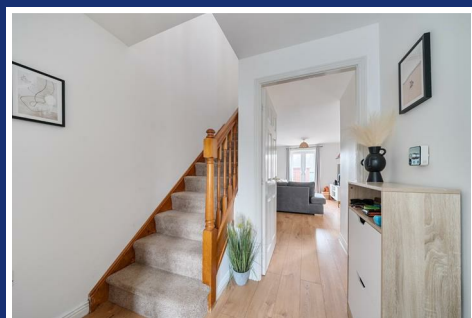
Council Tax: C



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Entrance

Entry via part-glazed door, laminate flooring, stairs to first floor landing, radiator with shelving above, doors to:

Cloakroom

WC, wash hand basin, frosted window to front aspect with cat-flap, tiled splash-back, tiled flooring, chrome heated towel rail.

Kitchen/Breakfast Room

Window to front aspect, range of wall and base units with work-surfaces, tiled splash-back, oven with electric hob, tiled flooring, spaces for fridge/freezer, washing machine and dishwasher, modern sink with mixer tap, extractor fan, radiator.

Living/Dining Room

French doors to garden, window to rear aspect, radiator, understairs cupboard, laminate flooring, two radiators.

First Floor Landing

From the entrance hall stairs lead to first floor landing with airing cupboard having radiator and shelving, access to part-boarded loft space with ladder and light, doors to:

Bedroom One

Window to rear aspect with countryside views, radiator, fitted wardrobes, door to:

En-Suite

Frosted window to rear aspect, corner shower cubicle, WC, chrome heated towel rail, tiled flooring, WC, pedestal wash hand basin, extractor fan.

Family Bathroom

Bath with over-bath shower and screen, WC, pedestal wash hand basin, chrome heated towel rail, tiled splash-back, tiled flooring, mirror, extractor fan.

Bedroom Two

Window to front aspect, radiator.

Bedroom Three

Window to front aspect, radiator.

Outside Front

Path to property, allocated parking for two cars.

Outside Rear

Patio area with shingle path leading down the garden, further patio seating areas, garden shed, enclosed by fencing, gated access leading to front, two water butts.

Agents Note

There is an estate management charge for this property of approximately £252 pa.

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.

Situated in the sought after Castle Stream Court development, this property, with a lovely aspect to the rear, was built by Westbury Homes, centered around the beautiful millpond with a large area of green space, ideal for outside leisure and relaxing. The property is entered via an entrance hallway giving access to the downstairs cloakroom, fitted kitchen with a range of units with space for the washing machine, dishwasher and fridge/freezer. The lounge/dining room has a window overlooking the rear with French doors leading to the garden with views. The first floor has a landing area leading to the main bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside the property has an open plan front garden with path leading to the front door with two allocated parking spaces. The rear garden is enclosed by fencing with lawned area with garden shed and pretty outlook with gated access leading to the front of the property where you will find allocated parking for two cars.

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.

- Delightful Setting by the Millpond
- Entrance Hallway and Cloakroom
- Lounge/Dining Room with French Doors to Garden with Lovely Aspect
- Family Bathroom
- Open Plan Front Garden with Allocated Parking for Two Cars
- Well Presented, Terraced Property with Pretty Aspect to Rear
- Fitted Kitchen
- Main En-Suite Bedroom, Two Further Bedrooms
- Rear Garden with Shed



Road Map



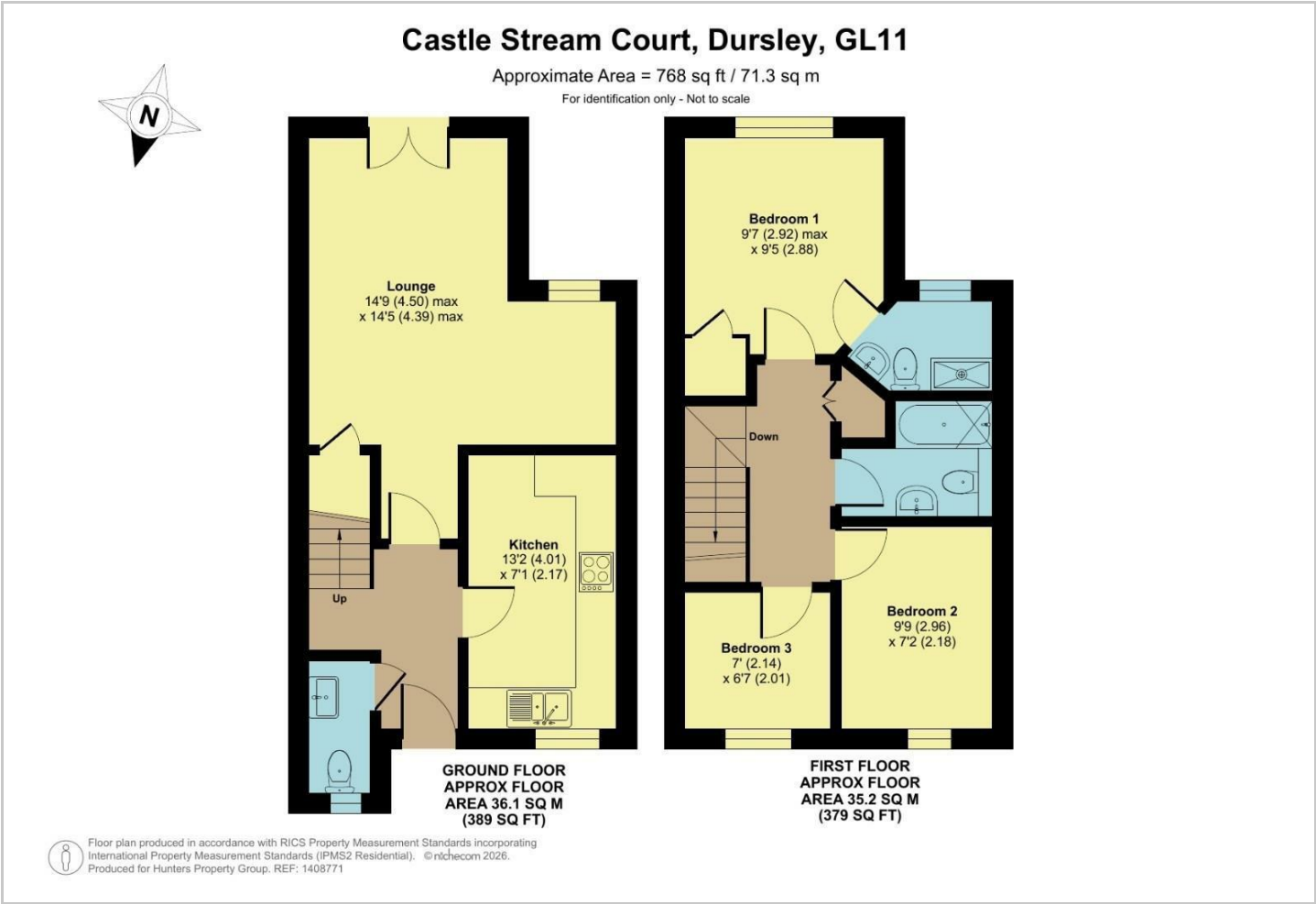
Hybrid Map



Terrain Map



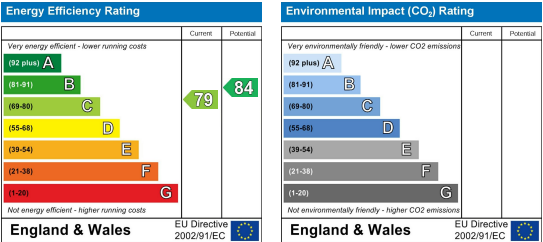
Floor Plan



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.