

# HUNTERS®

HERE TO GET *you* THERE



9 Rosebery Road

Dursley, GL11 4PT

£240,000



Council Tax: B



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## Entrance

Via UPVC front door into:

## Living Room

Window to front aspect, radiator, built-in shelving, laminate flooring, double doors leading to:

## Dining Room

Window to rear aspect, laminate flooring, built-in shelving, stairs to first floor landing, door to:

## Kitchen

Fitted with wall and base units with work-surfaces over, stainless steel sink and drainer unit, wall mounted combination boiler, window and glazed door to side.

## First Floor Landing

From the dining room stairs lead to first floor landing with loft hatch, radiator and doors to:

## Bedroom One

Two windows to front aspect, radiator.

## Bedroom Two

Window to rear aspect, radiator.

## Bedroom Three

Window to rear aspect, radiator.

## Bathroom

Fitted with bath, WC, wash hand basin and radiator.

## Outside Front

The front is laid to driveway parking with fence and walled boundaries.

## Outside Rear

The rear garden is laid to lawn with established trees and shrubs and is enclosed by fencing.

## 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.

A fantastic opportunity to acquire a three-bedroom mid-terrace house in need of full modernisation, offering excellent potential for those looking to put their own stamp on a property.

Downstairs, the property comprises a lounge and dining room, a kitchen, and access to the large rear garden via a walkway shared with other residents. Upstairs, there are three bedrooms and a bathroom, providing flexible family accommodation.

Additional features include off-street parking to the front, and the property is offered with no onward chain, making it an ideal project for first-time buyers or investors looking to create a bespoke home in a convenient location.

Rosebery Road is situated in a popular residential area, offering a peaceful and family-friendly environment. The property is well-placed for local amenities, including shops, schools, and community facilities.

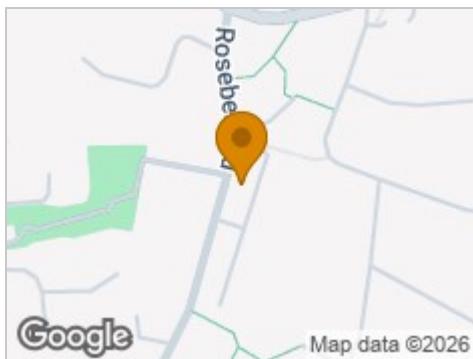
The area benefits from good transport links, with easy access to nearby main roads and public transport connections, making commuting to Gloucester, Bristol, or surrounding towns straightforward.

Residents also enjoy the charm of nearby green spaces and local parks, providing opportunities for outdoor activities and a pleasant village feel while still being close to town conveniences.

- Three-bedroom mid-terrace house requiring full modernisation
- Direct access to a large rear garden via a shared walkway
- Offered with no onward chain
- Fantastic opportunity to put your own stamp on the property
- Three bedrooms
- Ideal for first-time buyers or investors
- Downstairs: lounge and dining room with kitchen
- Off-street parking to the front
- Upstairs Bathrooom



## Road Map



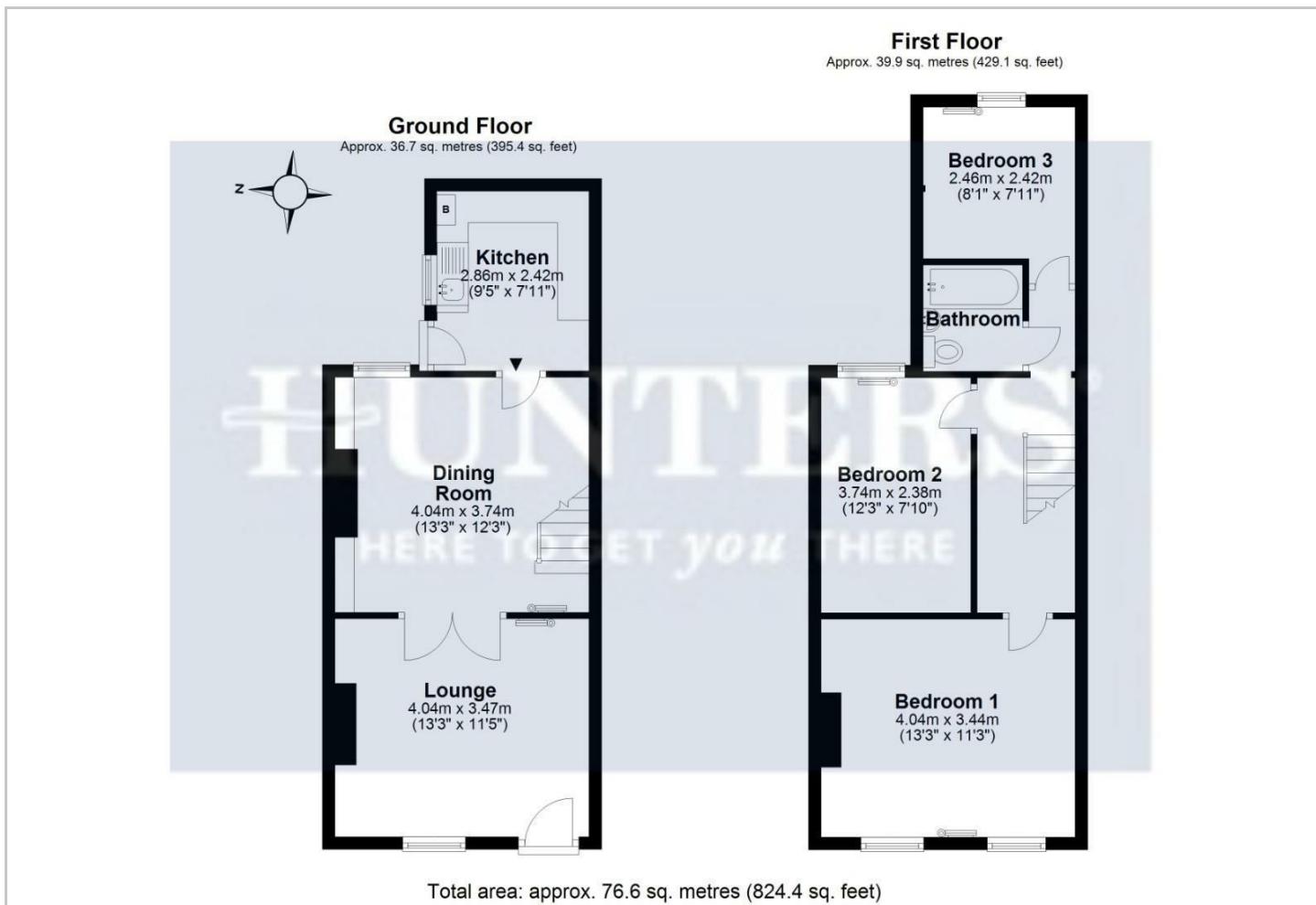
## Hybrid Map



## Terrain Map



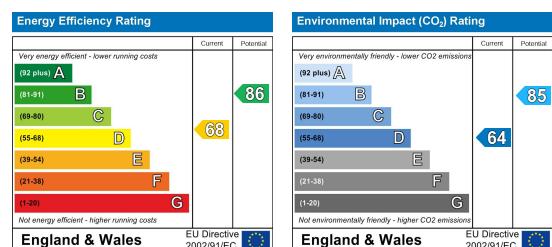
## Floor Plan



## 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.