

HUNTERS[®]

EXCLUSIVE



25 Union
26 Street
DURSLEY



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Dursley, Gloucestershire, GL11 4JT

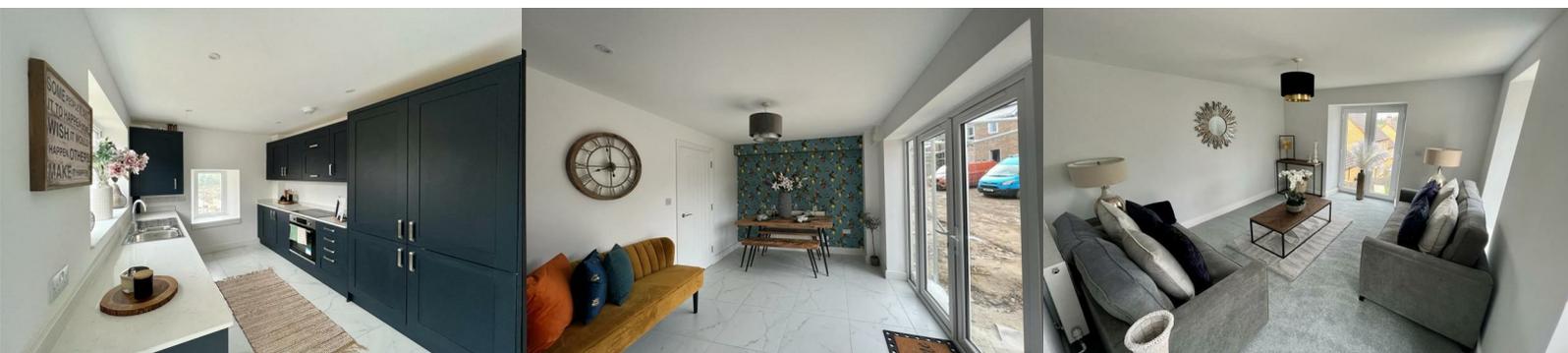
Guide Price £343,000



*** SHOW HOME AVAILABLE TO VIEW PLEASE CALL 01453 542395 TO BOOK A VIEWING ***

Hunters are pleased to present to the market this exclusive development of six brand new properties which will all be finished to a high standard and specification. The properties which are within walking distance of Dursley Town Centre will benefit from a 10 year builders warranty, off road parking and garden to rear. The accommodation briefly comprises canopy entrance porch leading to entrance hall with cloakroom, lounge and kitchen/dining room. To the first floor there are three bedrooms, en-suite shower room and family bathroom. Outside the property benefits from off road parking and garden to the rear.

Anticipated Build Completion Date Mid June 2024.



Location

Dursley is a Market Town in the South-West of the Cotswolds, midway between Bristol and Cheltenham. In a wooded valley under the edge of the Cotswold escarpment the surrounding countryside is truly wonderful with spectacular views from Stinchcombe Hill across the River Severn to Wales. The town displays a mixture of fine old buildings and more recent developments offering an increasingly popular location in which to live. The pillared market house, complete with statue of Queen Anne and bell turret, dates back to 1738. It is now maintained by the Dursley Town Trust. Dursley provides a good selection of small traditional shops, supermarkets, restaurants, pubs and shops. In your free time you can take advantage of the facilities on offer including the swimming pool and leisure centre/gym which provides an excellent range of sporting activities and work out classes. Stinchcombe Hill offers a golf course which has been described as one of the most scenic in Europe. Sitting on the Cotswold Way the town offers lovely walks with breath-taking views and hosts its own walking festival every October.

Communications

The major centres of Bristol, Gloucester and Cheltenham are all within 20 to 25 minutes radius and the A38/M5 are readily accessed. Train services from Cam provide links with Bristol Parkway, Gloucester and Cheltenham.

Canopy Entrance Porch

With front door leading to the entrance hall.

All photographs are taken of the showhome as of 16/04/24



Entrance Hall

Having doors to lounge, cloakroom and kitchen/dining room. Staircase leading to the first floor landing.

Cloakroom

With WC and wash hand basin.

Lounge 13'1" x 11'4" (3.99m x 3.45m)

Kitchen/Dining Room 18'7" x 12'0" (5.66m x 3.66m)

First Floor Landing

From the entrance hall runs a staircase leading to the first floor landing.

Bedroom One 14'11" x 9'10" (4.55m x 3.00m")

En-Suite Shower Room

With WC, wash hand basin and shower cubicle.

Bedroom Two 11'6" x 8'6" (3.51m" x 2.59m")

Bedroom Three 9'11" x 9'10" (3.02m" x 3.00m")

Bathroom

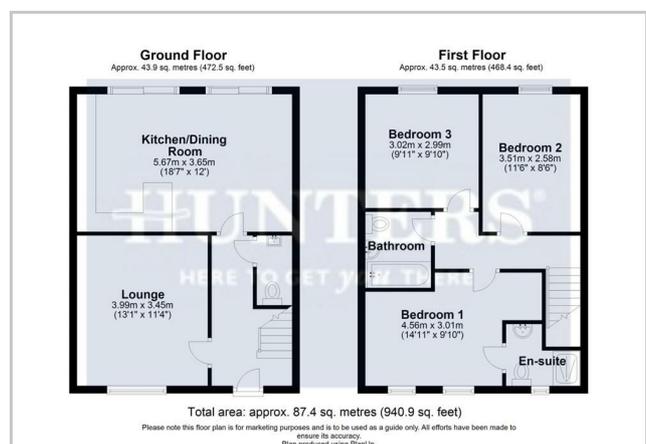
Suite comprising WC, wash hand basin and bath.

Outside

Agents Note

Build completion date to be advised.

Floor Plan



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.

18 Parsonage Street, Dursley, GL11 4EA

Tel: 01453 542 395 Email: dursley@hunters.com <https://www.hunters.com>