

# HUNTERS®

HERE TO GET *you* THERE



## The Lodge, Drake Lane

Dursley, GL11 5HA

£400,000



Council Tax: C



# The Lodge Drake Lane

Dursley, GL11 5HA

£400,000



An attractive and well-proportioned home positioned on the edge of Drake Lane, offered with no onward chain. The Lodge provides versatile accommodation, ideal for families or those looking for a home with flexible living space.

The ground floor comprises a kitchen fitted with modern units, a separate lounge, and a second lounge with a downstairs shower room - perfect for guests or practical everyday use.

Upstairs, there are two double bedrooms to the front of the house and a single room or study, which enjoys direct access to the rear garden. A family bathroom and an additional shower room with WC complete the first-floor accommodation.

The rear garden is laid to lawn, providing a private outdoor space, and there is parking available to the front of the property.

This is a rare opportunity to acquire a well-located home with flexible living space in Dursley, ready to move into with 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.*

The Lodge is situated on the edge of Drake Lane in the sought-after market town of Dursley, offering a peaceful residential setting while remaining within easy reach of local amenities. Dursley provides a variety of shops, cafes, schools, and recreational facilities, making it ideal for families and professionals alike.

For commuters, the A38 and M5 motorway network offer convenient road links to Bristol, Gloucester, and Cheltenham. Additionally, Dursley benefits from the nearby railway station at Box Road, Cam, providing direct train services to Gloucester, Bristol, and beyond.

Surrounded by attractive countryside, the property offers a semi-rural feel while retaining excellent access to transport, amenities, and local services.

- Attractive home on the edge of Drake Lane
- Modern kitchen units
- Two double bedrooms and a single/study room with direct garden access
- Rear garden laid to lawn
- Offered with no onward chain
- Separate lounge plus second lounge with downstairs shower room
- Family bathroom and additional shower room with WC
- Front driveway parking



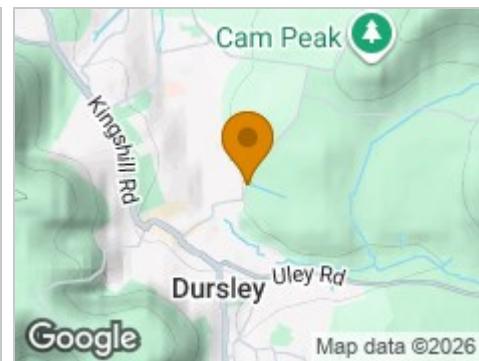
## Road Map



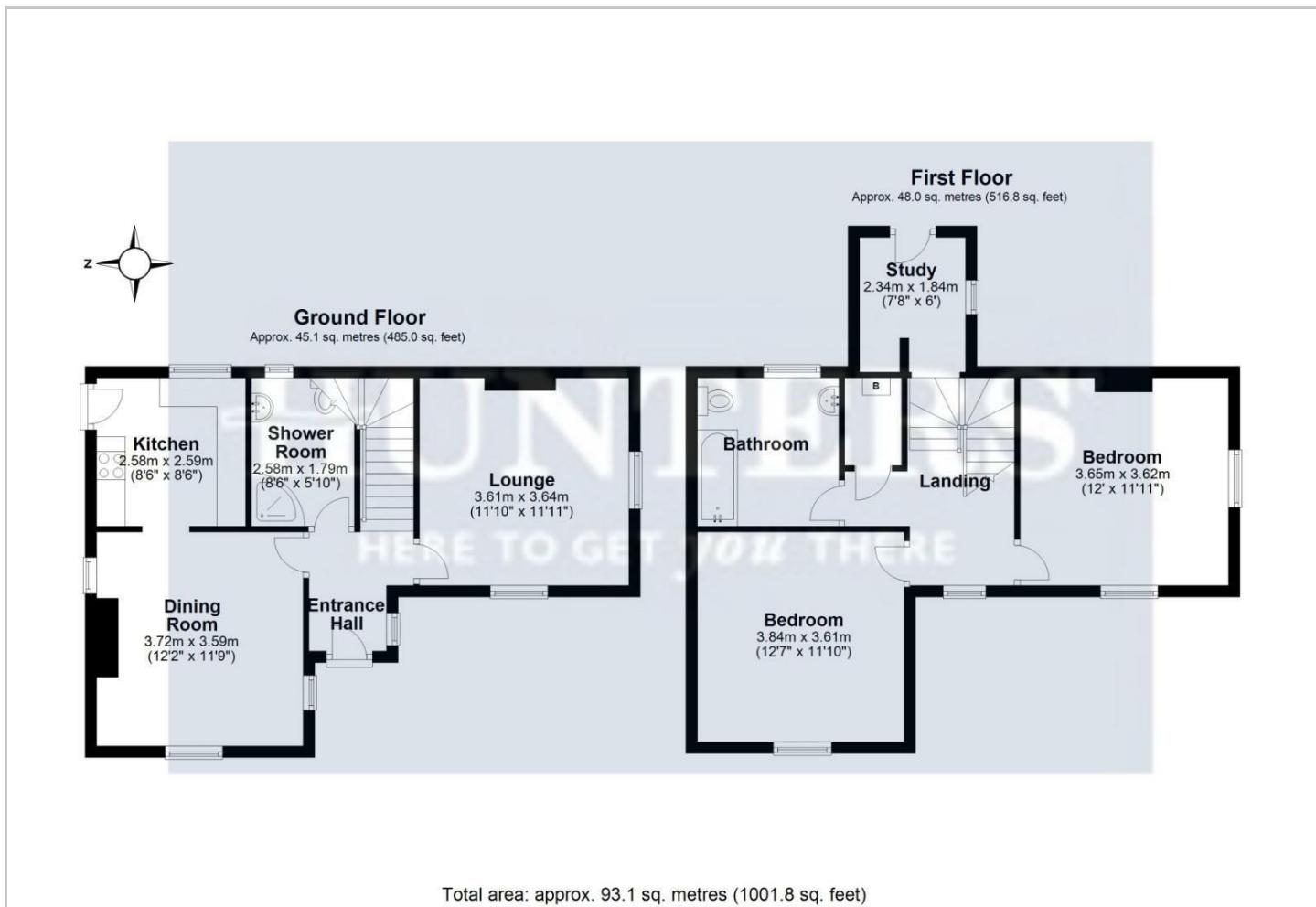
## Hybrid Map



## Terrain Map



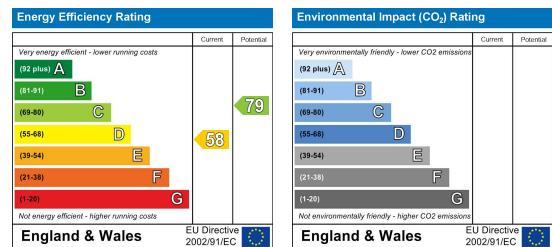
## Floor Plan



## 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.