

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 51 The Quarry

Dursley, GL11 6JA

Asking Price £460,000



Council Tax: D

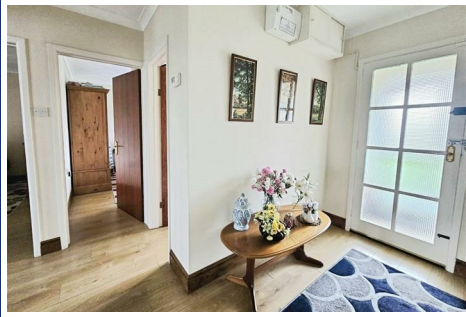




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## Entrance Porch

Via glazed door with side panel, door to:

## Entrance Hallway

Laminate flooring, radiator, access to generous loft with solar panel controls, airing cupboard, doors to:

## Lounge

Bay window to front with lovely views, picture window to side, laminate flooring, stone fireplace with gas fire and wood shelving, radiator under window, door to:

## Kitchen/Breakfast Room

Picture window to side aspect, further windows to rear aspect, range of wall and base units with work-surfaces, space for washing machine and tumble drier, stainless steel sink unit with taps, space for fridge/freezer, gas wall heater, tiled splash-back, door to garden.

## Bedroom

Window to rear aspect, radiator, laminate flooring.

## Bedroom

Window to front aspect with views, radiator.

## Bedroom

Window to front aspect with views, laminate flooring, radiator.

## Bathroom/Wet-room

Two windows to rear aspect, wash hand basin, wc, fully tiled walls, wet-room flooring, wet-room seat, chrome towel radiator, electric shower, extractor fan.

## Gardens

The front garden has a lovely view and is mainly laid to lawn with well tended conifer and natural hedging and path giving access to the road. A personal door leads to one of the garages attached to the side of the property. The side garden has a greenhouse with raised rockery borders and path which leads to the rear of the property where you will find a garden shed, further greenhouse and vegetable areas. There is also a patio area with an array of plants and shrubs. The rear gardens are enclosed by fencing with a gate leading to the private lane to the rear which leads to the single garage which houses the gas boiler with hard-standing and a further larger garage with personal door to the rear garden.

The property also has solar panels which are owned by the current vendor.

## 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.

An excellent opportunity to purchase this detached bungalow, owned by the current vendor for over 60 years, sitting in a generous plot with views to the front. An entrance porch leads to the entrance hallway which in turns gives access to the spacious lounge with bay window over-looking the front garden with views. The fitted kitchen/breakfast room is found to the rear of the property with a good range of units with door giving access to the rear garden. The hallway leads to the bathroom/wet-room and three bedrooms, two overlooking the front with views. Outside the established gardens extend to the front, side and rear. The front garden is mainly laid to lawn with path and steps to the front and personal door to one of the garages. The side garden leads to the rear garden where you will find a garden shed, greenhouse and patio area. A gate leads to the private road which gives access to the single garage with hard-standing and a further good size garage with personal door to garden. The property also benefits from solar panels that are owned by the vendor.

A range of shopping, schooling and recreational facilities can be found in nearby Dursley Town and Cam Village with supermarkets, leisure centre/swimming pool, Rednock Secondary School and there are fabulous walks and rides around Leaf and Ground and the scenic Stinchcombe Hill which provides access to the famous Cotswold Way. Those commuting to the larger centres of Bristol, Gloucester and Cheltenham will find this highly convenient with the A38 and M5 motorway easily accessed and there is a mainline train station at Box Road, Cam.

- Detached Bungalow Sitting in Generous Plot with Views
  - Good Size Lounge with views, Fitted Kitchen/Breakfast Room
  - Bathroom/Wet-Room
  - Benefiting from Solar Panels owned by the Vendor
- Two Garages and Driveway Parking
- Entrance Hallway and Three Bedrooms
  - Excellent Scope for Improvement
  - Viewing Essential





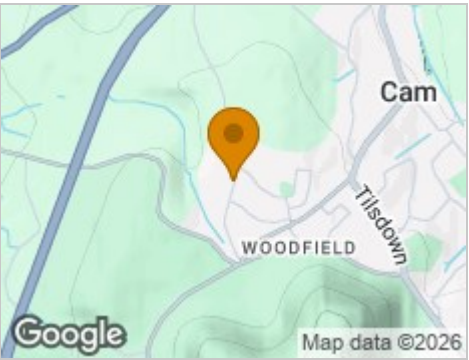
Road Map



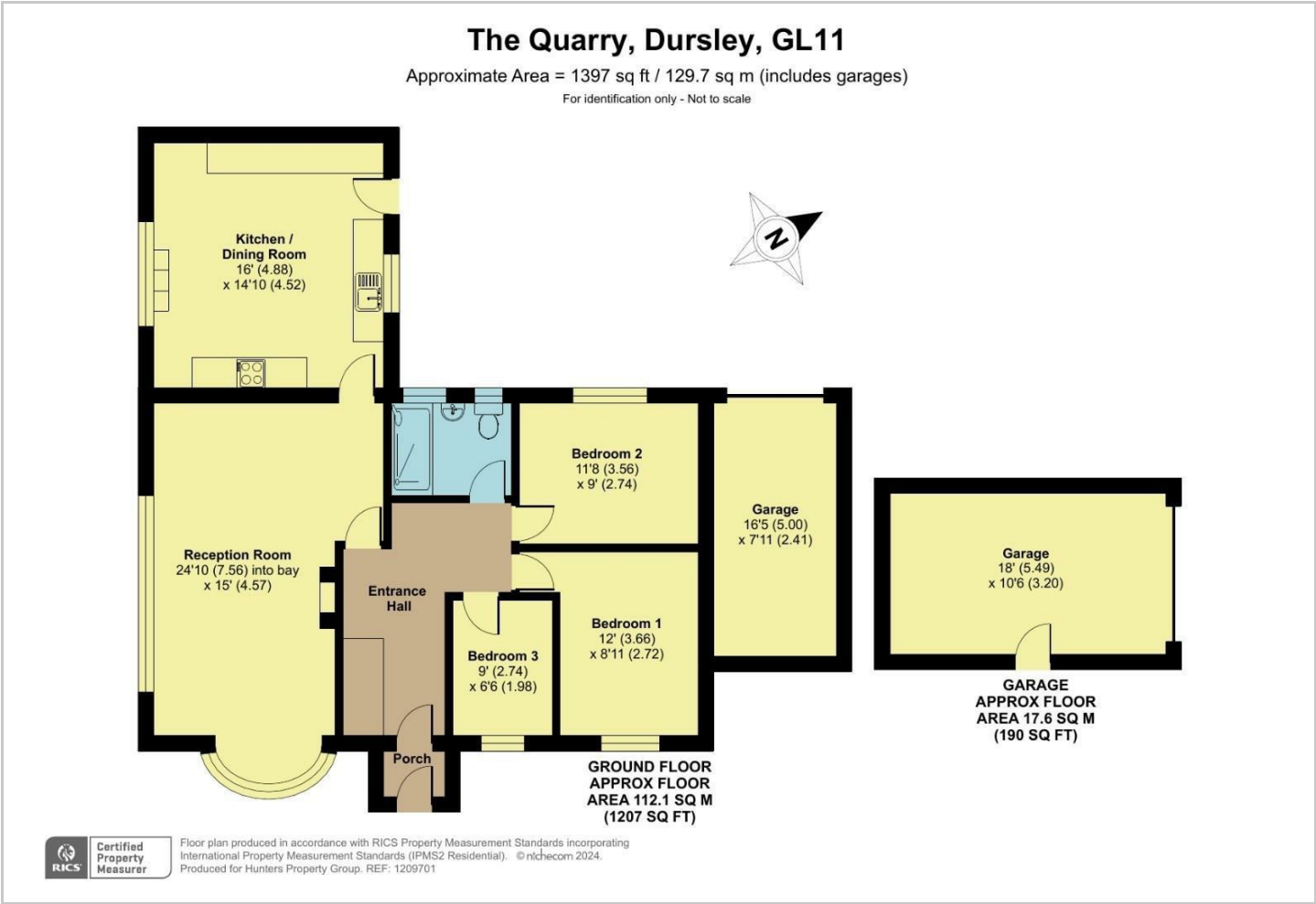
Hybrid Map



Terrain Map



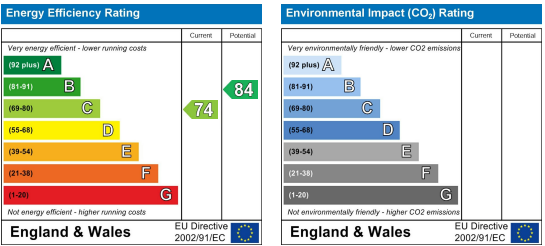
Floor Plan



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.