

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



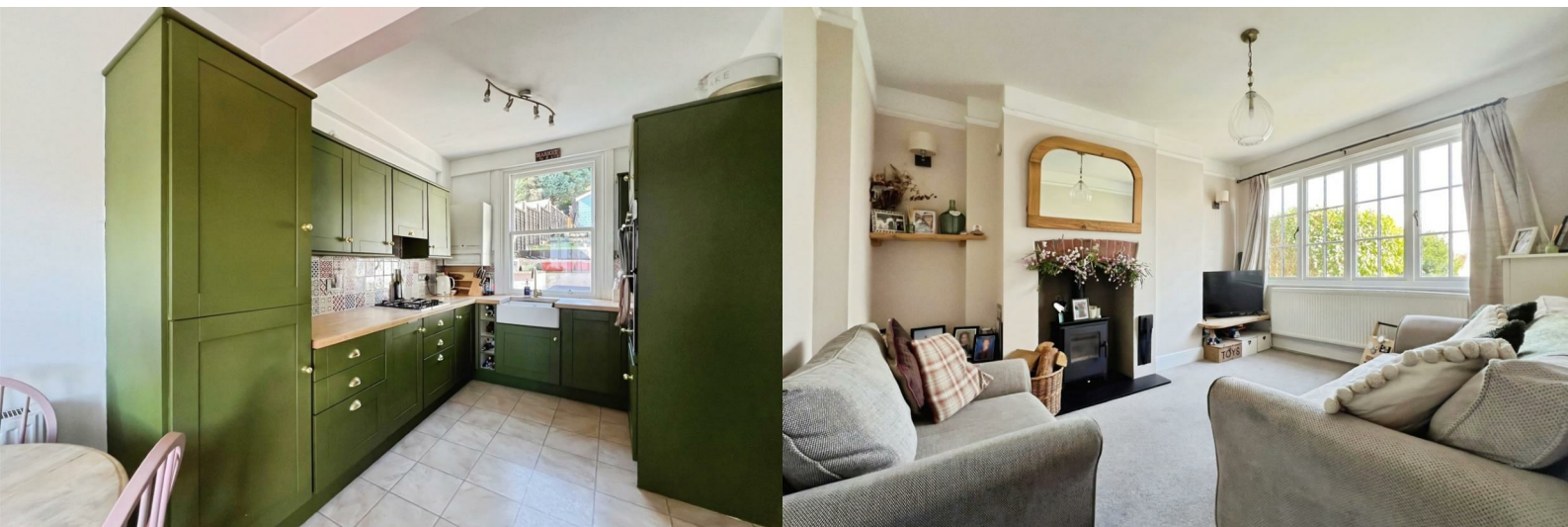
## 73 Garden Suburb

Dursley, GL11 4EN

Guide Price £300,000



Council Tax: B





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## Entrance Hall

Via front door to entrance hall with stairs to first floor landing.

## Kitchen/Dining Room

21' 6" x 8' 6" (6.55m x 2.59m)

Fitted with a range of modern wall and base units with wooden worktop surfaces over, inset Belfast sink unit, built-in double oven, gas hob unit with extractor over, built-in tall fridge/freezer, built-in dishwasher, windows to front and rear, radiator, tiled splash-back and tiled flooring, wall mounted Ideal Combination boiler.

## Living Room

10' 10" x 14' 1" (3.3m x 4.29m)

Window to front aspect, radiator, feature fireplace with woodburning stove.

## Bathroom

Fitted with a white suite comprising free-standing claw foot bath with shower mixer tap, pedestal wash hand basin, WC, chrome ladder radiator, two frosted windows, wood panelling to walls, tiled flooring.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with doors to:

## Bedroom One

11' 5" x 10' 11" (3.48m x 3.33m)

Window, radiator, built-in cupboards.

## Bedroom Two

14' 2" x 8' 7" (4.32m x 2.62m)

Window, radiator and built-in cupboard.

## Bedroom Three

9' 10" x 7' 9" (3m x 2.36m)

Window, radiator.

## Shower Room

Fitted with shower cubicle, wash hand basin, WC, radiator, tiled walls, frosted window.

## Outside Front

Steps lead up to the front door with gravelled flower borders.

## Outside Rear

The rear garden is tiered with lawn areas, a gravelled seating area, wooden store shed and fence boundaries.

## 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.

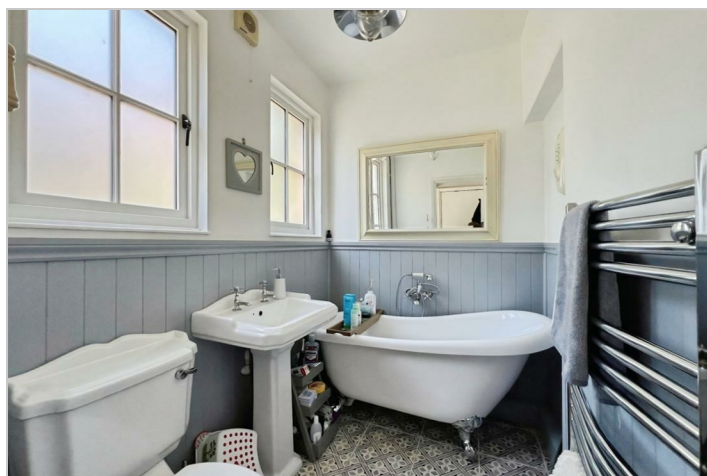
A beautifully presented mid-terrace home located in a sought-after position close to Dursley town centre. This charming property is full of character and offers a stylish blend of traditional features and modern comforts. The accommodation comprises three bedrooms and a contemporary shower room upstairs. On the ground floor, you'll find a spacious bathroom with a freestanding bath, a beautifully fitted kitchen/dining room with integrated appliances, and a separate lounge with a wood-burning stove – perfect for cosy evenings.

Additional benefits include a utility area and built-in storage. The landscaped rear garden backs directly onto woodland, creating a peaceful and private outdoor space.

Conveniently located within walking distance of the town centre, schools, and amenities, this property combines countryside tranquillity with everyday convenience.

Garden Suburb is within walking distance of Dursley town centre with its full range of shopping, schooling and recreational facilities having Sainsbury's Supermarket and swimming pool. The property is well positioned for those commuting to Bristol, Gloucester or Cheltenham via the A38 and M5 motorway network and there is a main line train station at Box Road Cam, serving Bristol and London via Gloucester.

- Beautifully presented mid-terrace home
- Three bedrooms and modern shower room upstairs
- Ground floor bathroom with freestanding bath
- Stylish kitchen/dining room with integrated appliances
- Separate lounge with feature wood-burning stove
- Utility area with built-in storage
- Landscaped rear garden backing onto woodland
- Quiet location close to Dursley town centre, schools, and amenities



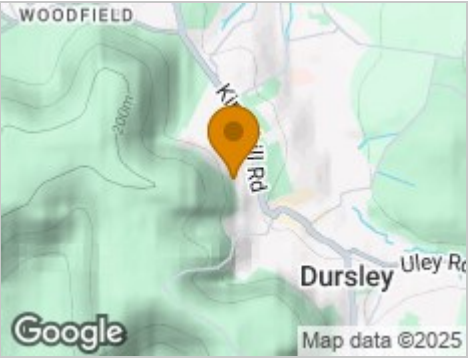
Road Map



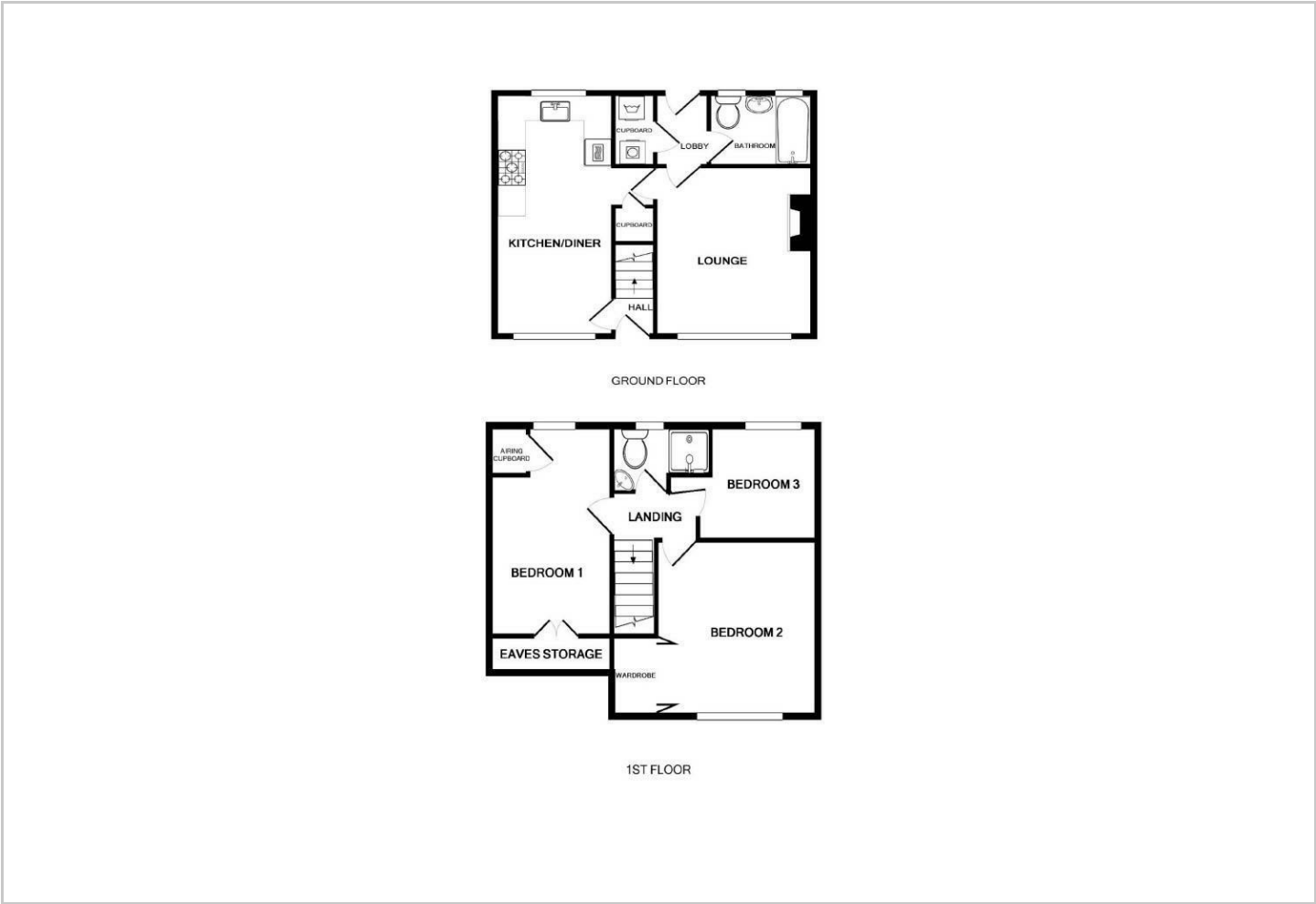
Hybrid Map



Terrain Map



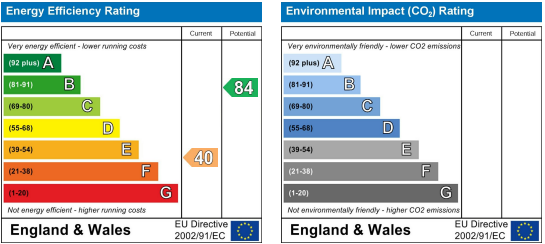
Floor Plan



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.