



61 Lambsdowne, Dursley, Gloucestershire, GL11 6PX

- Beautifully Presented Detached Family Home
- 20ft Through Kitchen/Dining Room with Appliances
- Cloakroom
- Stunning Gardens & Integral Garage Plus Driveway Parking
- Three Double Bedrooms
- Lounge with Woodburning Stove
- Family Bathroom plus En-Suite Shower Room
- EPC: D

Guide Price £395,000

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DESCRIPTION

Situated on the sought after Lambsdowne development we are pleased to present this immaculate three double bedrooomed detached family home which has been extremely well maintained and improved by the present owner.

The accommodation includes many quality features with an entrance hallway with oak strip flooring having cloakroom and access to the a lounge with a woodburning stove and patio doors leading to a large double glazed conservatory. There is a well equipped 20ft through lounge/dining room with built-in oven and hob with tiled flooring throughout. On the first floor there are three double bedrooms, the principal bedroom having an en-suite shower room which compliments the family bathroom which also has a shower over the bath. The property has gas fired central heating with radiators and a recently upgraded Worcester Bosch boiler and the windows are double glazed with UPVC framed units. This house is a gardeners delight, the south facing rear gardens are extremely well stocked with shrubs, bushes and flowering climbers with lawns and various patio areas ideal for outside entertaining. There is a brick paved driveway to the front of the house providing off-road parking and access to an integral garage.

Lambsdowne is situated within walking distance of Stinchcombe Hill with fabulous walks and rides up to the golf course and across the stunning Cotswold Way. The Town Centre provides an excellent range of shopping, schooling and recreational facilities. Commuters can take advantage of the A38 and M5 motorway and the mainline train station at Box Road, Cam.





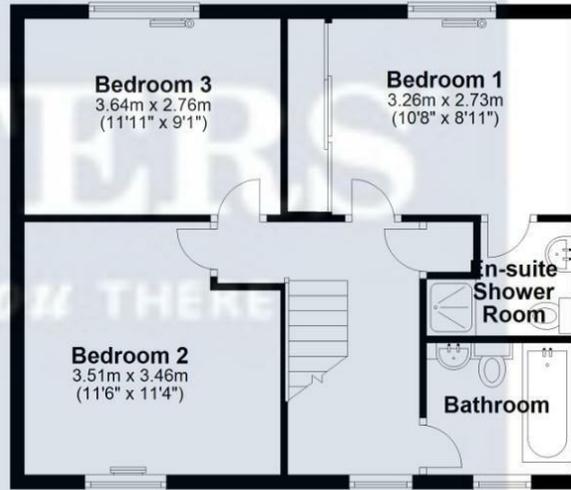
Ground Floor

Approx. 59.1 sq. metres (635.6 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



Total area: approx. 109.3 sq. metres (1176.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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.

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