

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



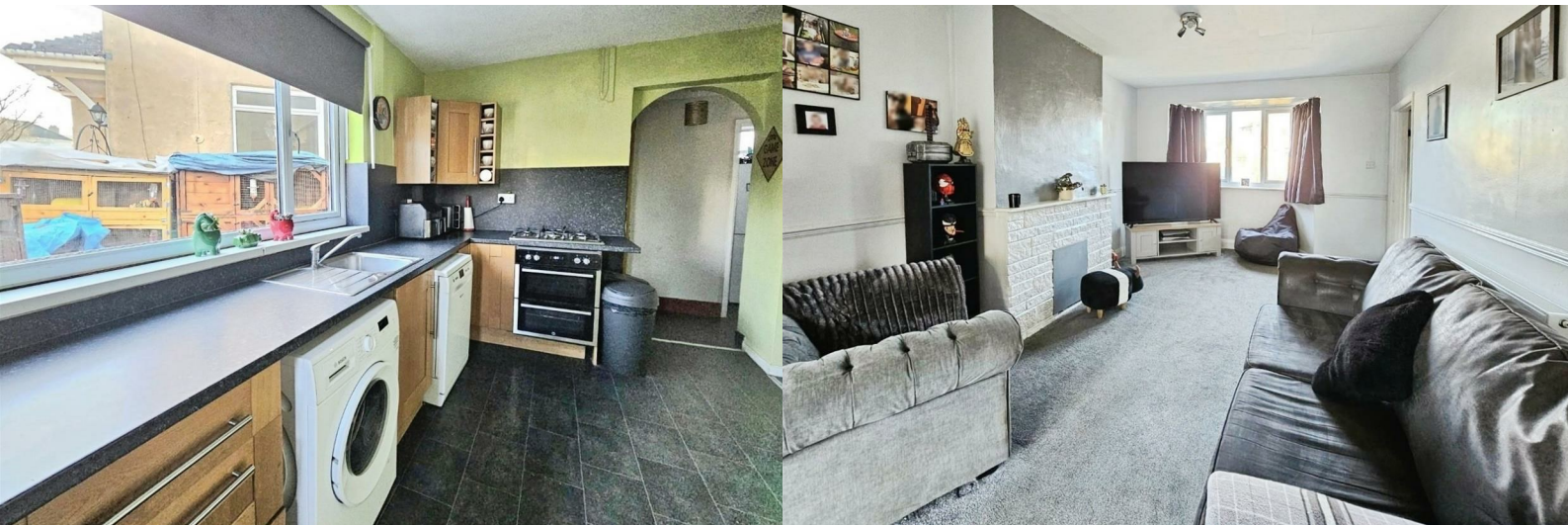
## 55 Rosebery Park

Dursley, GL11 4NS

£250,000



Council Tax: B

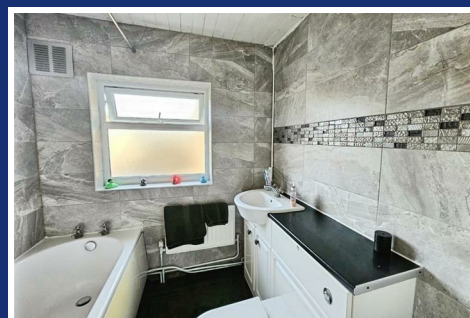




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## Entrance Hallway

Via glazed door, stairs to first floor landing, doors to:

## Lounge

Bay window to front aspect, radiator, dado rail, fireplace, opening to:

## Dining Area

French doors to garden, archway to:

## Rear Lobby

Opening to kitchen, door to:

## Utility Area

Window to rear aspect, electric point.

## Kitchen/Breakfast Room

Windows to side and front aspect, range of wall and base units with work surfaces, space for washing machine, space for dishwasher, stainless steel sink unit and mixer tap, breakfast bar area, vertical radiator, gas hob with oven below, splash-backs with upstands, recess area with space for tumble dryer and shelving.

## First Floor Landing

Window to rear aspect, radiator, access to loft space, doors to:

## Bedroom One

Dual aspect windows, radiator, fireplace.

## Bedroom Two

Window to front aspect, radiator, fitted cupboard.

## Bathroom

Window to side aspect, bath with over-bath Triton

shower, radiator, wash hand basin and WC set in unit with shelf above, fully tiled walls.

## Outside Front

With hard-standing and further shingle area providing parking for multiple cars, steps to front door with side access leading to the rear, ornate fencing with garden area.

## Outside Rear

Laid to patio and enclosed with fencing, side access to front of property.

## 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.

Found in the popular area of Rosebery Park, Dursley, this extended, semi-detached house offers a blend of space and comfort. The property boasts an entrance porch and hallway that leads into a generous lounge with opening into the dining room with doors leading to the rear garden.

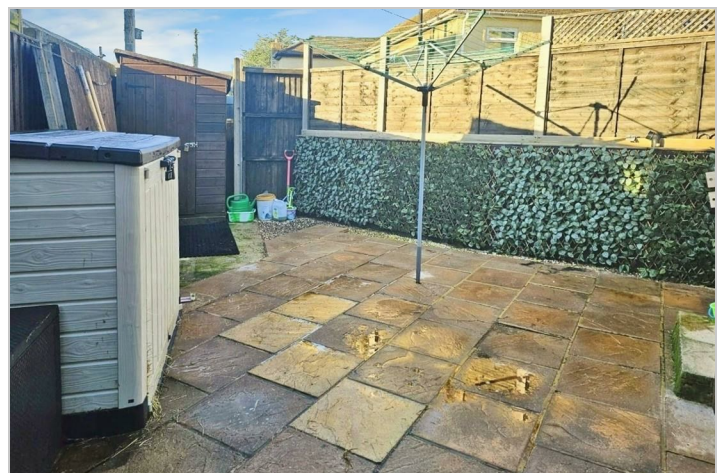
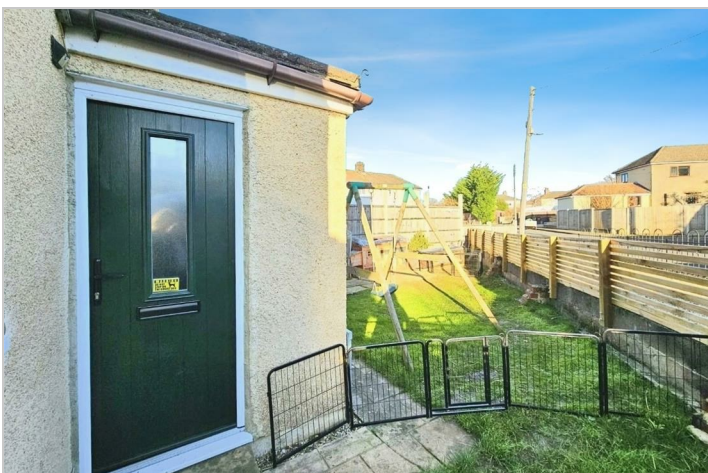
There is a well-appointed fitted kitchen/breakfast room, which is complemented by a convenient utility area from the rear lobby. This property features two double bedrooms, providing ample space for family or guests, along with a family bathroom that caters to all your needs.

Outside, the property benefits from a front garden with driveway parking for multiple vehicles, ensuring convenience for you and your visitors. The enclosed rear garden is designed for low maintenance, featuring a good size patio area.

This extended semi-detached house is not only spacious but also situated in a popular location, making it an excellent choice for those seeking a comfortable family home. This property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this house your new home.

The property is close to primary schools and the town centre of Dursley providing a full range of day to day shopping, schooling and recreational facilities including supermarkets and leisure centre/swimming pool. Dursley offers excellent access to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network. There is also a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Spacious, Extended, Semi-Detached Family Home
  - Lounge/Dining Room Leading to Garden
  - Two Double Bedrooms and Family Bathroom
    - Low Maintenance Rear Garden
- Popular Location in Dursley
  - Fitted Kitchen/Breakfast Room with Utility Area
  - Front Garden with Parking for Multiple Vehicles





Road Map



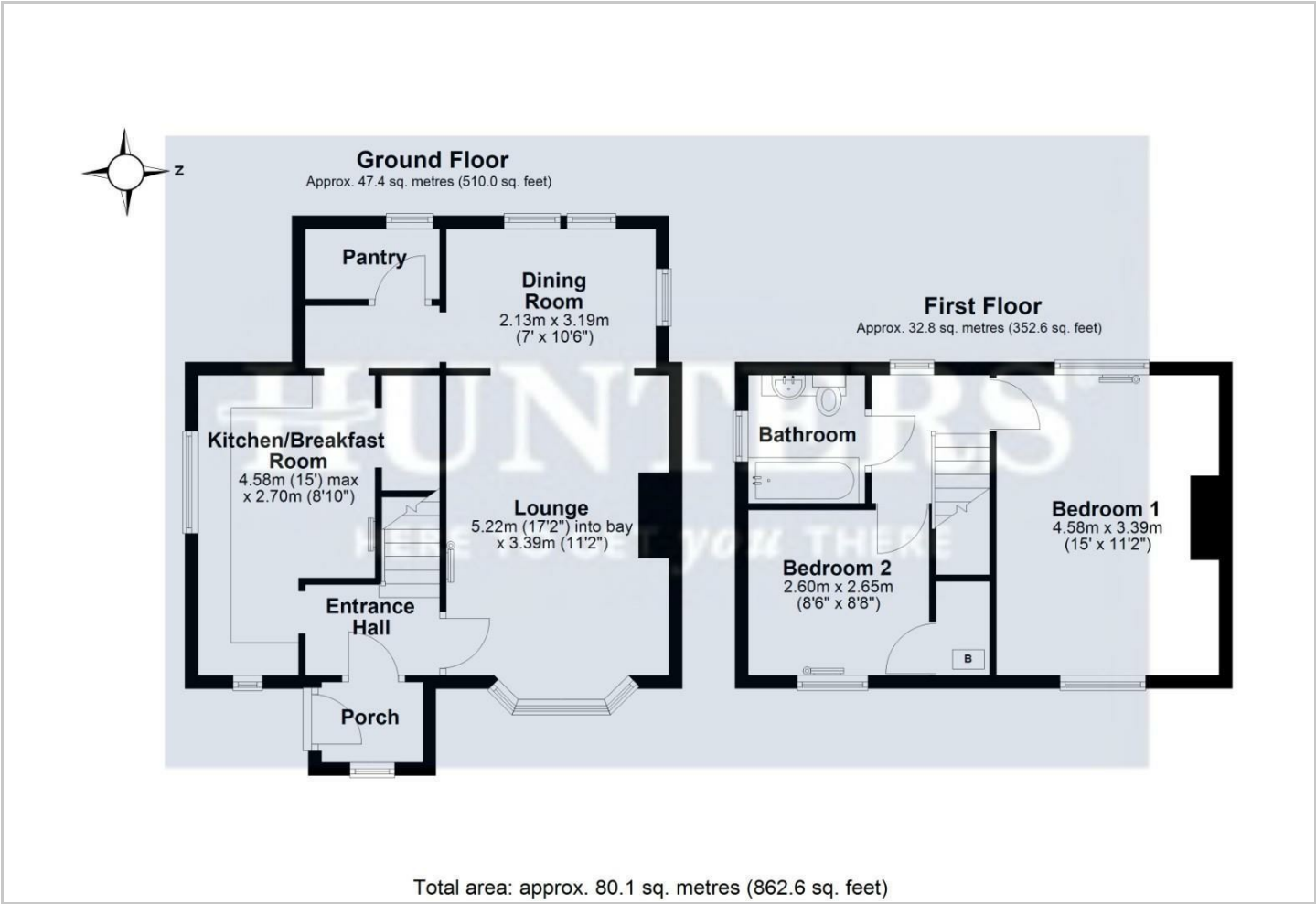
Hybrid Map



Terrain Map



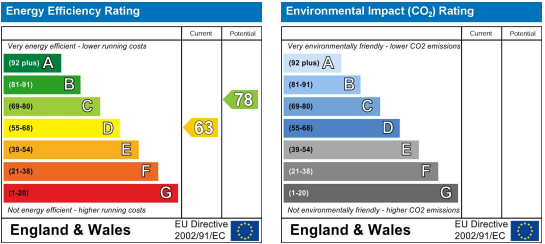
Floor Plan



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.