



25 Union  
26 Street  
DURSLEY



**HUNTERS**  
EXCLUSIVE

Plot One, Union Street, Dursley, GL11 4JT

Guide Price £425,000

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## Plot One, Union Street, Dursley, GL11 4JT

Hunters are pleased to present to the market this exclusive development of six brand new properties which will all be finished to a high standard and specification. The properties which are within walking distance of Dursley Town Centre will benefit from a 10 year builders warranty, off road parking and garden to rear. The accommodation briefly comprises canopy entrance porch leading to entrance hall with cloakroom, lounge and kitchen/dining room. To the first floor there are three bedrooms, en-suite shower room and family bathroom. On the second floor there is bedroom and en-suite shower room. Outside the property benefits from off road parking and garden to the rear.





## **Location**

Dursley is a Market Town in the South-West of the Cotswolds, midway between Bristol and Cheltenham. In a wooded valley under the edge of the Cotswold escarpment the surrounding countryside is truly wonderful with spectacular views from Stinchcombe Hill across the River Severn to Wales. The town displays a mixture of fine old buildings and more recent developments offering an increasingly popular location in which to live. The pillared market house, complete with statue of Queen Anne and bell turret, dates back to 1738. It is now maintained by the Dursley Town Trust. Dursley provides a good selection of small traditional shops, supermarkets, restaurants, pubs and shops. In your free time you can take advantage of the facilities on offer including the swimming pool and leisure centre/gym which provides an excellent range of sporting activities and work out classes. Stinchcombe Hill offers a golf course which has been described as one of the most scenic in Europe. Sitting on the Cotswold Way the town offers lovely walks with breath-taking views and hosts its own walking festival every October.

## **Communications**

The major centres of Bristol, Gloucester and Cheltenham are all within 20 to 25 minutes radius and the A38/M5 are readily accessed. Train services from Cam provide links with Bristol Parkway, Gloucester and Cheltenham.

## **Canopy Entrance Porch**

With front door leading to the entrance hall.

## **Entrance Hall**

Having doors to lounge, cloakroom and kitchen/dining room. Staircase leading to the first floor landing.

## **Cloakroom**

With WC and wash hand basin.

## **Lounge**

13'1" x 11'4"

With window to front.

## **Kitchen/Dining Room**

18'7" x 12

## **First Floor Landing**

From the entrance hall runs a staircase leading to the first floor landing with doors to bedroom two, bedroom three, bedroom four and family bathroom. Staircase leading to the second floor.

## **Bedroom Two**

11'10" x 8'3"

With two windows to front and door leading to the en-suite shower room.

## **En-Suite Shower Room**

Suite comprising WC, wash hand basin and shower.

## **Bedroom Three**

11'6" x 8'6"

With window to rear.

## **Bedroom Four**

9'11" x 9'10"

With window to rear.

## **Bathroom**

Suite comprising WC, wash hand basin and bath.

## **Second Floor Landing**

From the first floor landing runs a staircase leading to the second floor with door leading to Bedroom One.

## **Bedroom One**

14'11" max x 14'9"

With skylight window and door leading to the en-suite.

## **En-Suite Shower Room**

Suite comprising WC, wash hand basin and shower.

## **Outside**

## **Agents Note**

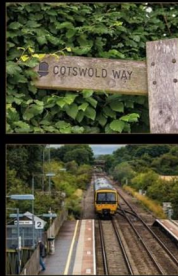
Build completion date to be advised.



## About the location.

**Dursley is a delightful town** situated midway between Bristol and Gloucester on the Southern spur of the Cotswold Escarpment and is extremely well connected. The town is easily accessible from all directions being close to the M4 and M5 motorway networks. The nearest train station is Cam and Dursley station, which is on the Bristol and Gloucester line, ideal for commuters to both cities. The M5 and A38 are also just a few miles from Dursley, so travelling by car to nearby towns and cities an easy option too.

Dursley's Market House was built in 1738 and the open ground floor is a covered market space, while the first floor is home to the town council. Dursley has a range of regular markets here throughout the month, including a farmers market and a craft market. There's a good range of local, independent stores in the town centre, including a butcher, sweet shop, bakery, pet shop and a fabric store. There are also several supermarkets within the town. There are plenty of local amenities, including a GP surgery, pharmacies, a library, a post office, and the nearest hospital is just a mile away, in Cam.



Bristol Airport - 37 miles | Cam Train Station - 3.3 miles | Gloucester City Centre - 14.3 miles | Bristol City Centre - 25.1 miles  
Stinchcombe Hill Golf Course - 1.4 miles | Berkeley Castle - 6.1 miles | Edward Jenner Museum - 5.9 miles\*



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Union Street is an exclusive development of six brand new properties, all finished to a high standard and specification.

A collection of stylish three, four and five bedroom homes, which are within walking distance of Dursley Town Centre and benefit

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. 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.



Total area: approx. 112.9 sq. metres (1215.5 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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\* Imagery of internal are for illustration purposes only.

The properties which are within walking distance of Dursley Town Centre will benefit from a 10 year builders warranty, off road parking and garden to rear. The accommodation briefly comprises canopy entrance porch leading to entrance hall with cloakroom, lounge and kitchen/dining room.

To the first floor there are two bedrooms, en-suite shower room and family bathroom. On the second floor there is a further bedroom. Outside the property benefits from off road parking and garden to the rear.

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Total area: approx: 112.9 sq. metres (1215.5 sq. feet)

### 25 Union Street Plots 1 - 3 - Ground floor

Approx. 43.9 sq. metres (472.5 sq ft)

Kitchen/dining 5.67m x 3.65m (18'7" x 12")

Lounge 3.99m x 3.45m (13'1" x 11'4")

### 25 Union Street Plot 4 - Ground floor

Approx. 43.9 sq. metres (472.5 sq ft)

Kitchen/dining 5.67m x 3.65m (18'7" x 12")

Lounge 3.99m x 3.45m (13'1" x 11'4")



Total area: approx

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