HUNTERS®

HERE TO GET *you* THERE



11 The Orchard

Uley, Dursley, GL11 5ST

Offers Over £300,000

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Council Tax: C





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Canopy Entrance Porch
Via front door to entrance hall with radiator, window to side, stairs to first floor landing.

Family/Dining Room
19'8 max x 13' (5.99m max x 3.96m)
Formerly the garage, having sliding door to front aspect, two windows to rear aspect, two radiators, built-in cupboard.

Cloakroom
WC, wash hand basin set in unit with cupboard below, radiator, frosted window to side.

First Floor Landing
From the entrance hall stairs lead to first floor landing with window to side, door to:

Living Room/Dining Room
18'8 max x 11'7 max (5.69m max x 3.53m max)
Two windows to front aspect, radiator and door to:

Kitchen
12'2 x 7'7 (3.71m x 2.31m)
Fitted with a range of wall and base units with work-surfaces over, sink and drainer unit with mixer tap, space for washing machine, dishwasher, tall fridge/freezer and freestanding cooker, two windows to rear aspect, radiator.

Second Floor Landing
From the first floor stairs lead to second floor landing with window to side with views and doors to:

Bedroom One
12'2 x 10'9 (3.71m x 3.28m)
Window to front aspect, radiator and two built-in cupboards.

Bedroom Two
12' x 8'6 (3.66m x 2.59m)
Window to rear aspect, radiator and built-in cupboard.

Shower Room
Fitted with a white suite comprising corner shower cubicle, vanity unit with inset WC, wash hand basin set in unit with cupboards below, frosted window to front, chrome ladder towel radiator.

Outside
Parking to the front leading to the side courtyard garden with wall boundary, patio, storage and outside power socket.

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.

*** VILLAGE LOCATION *** Tucked away in a small cul-de-sac, this wonderful end-terrace home offers versatile accommodation arranged over three floors. The property is ready to move into and is offered with no onward chain.

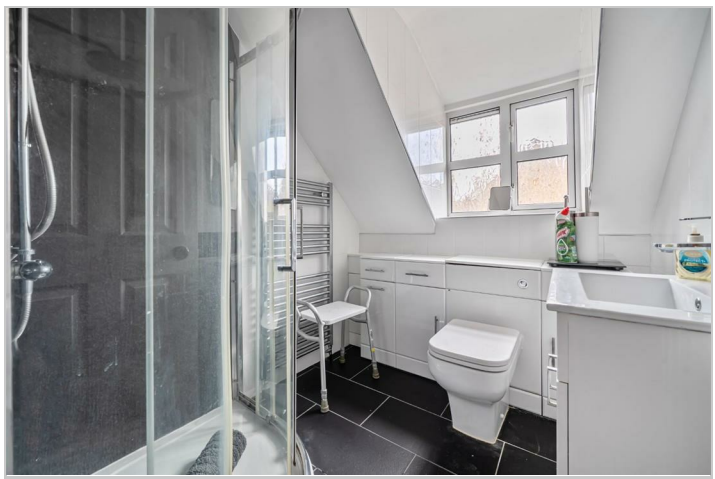
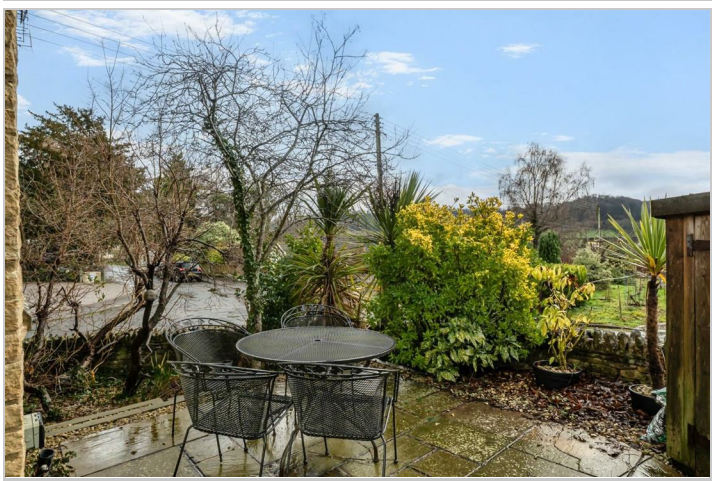
The accommodation comprises an entrance hallway, ground floor living room, and a downstairs cloakroom. Stairs lead to the first floor, which offers a second living room/dining room with access through to the kitchen. The second floor provides two bedrooms and a shower room.

The home extends to over 1,100 sq ft, providing generous living space throughout.

Further benefits include gas central heating and double glazing, parking to the front with an external power socket, and a side garden.

- Village Location
- End Terrace House
- Versatile Accomoodation
- Ground Floor Living Space/Bedroom
- Two Bedrooms
- Downstairs Cloakroom
- Shower Room
- Second Living Room/Dining Room
- Parking and Courtyard Garden
- No Onward Chain




Road Map



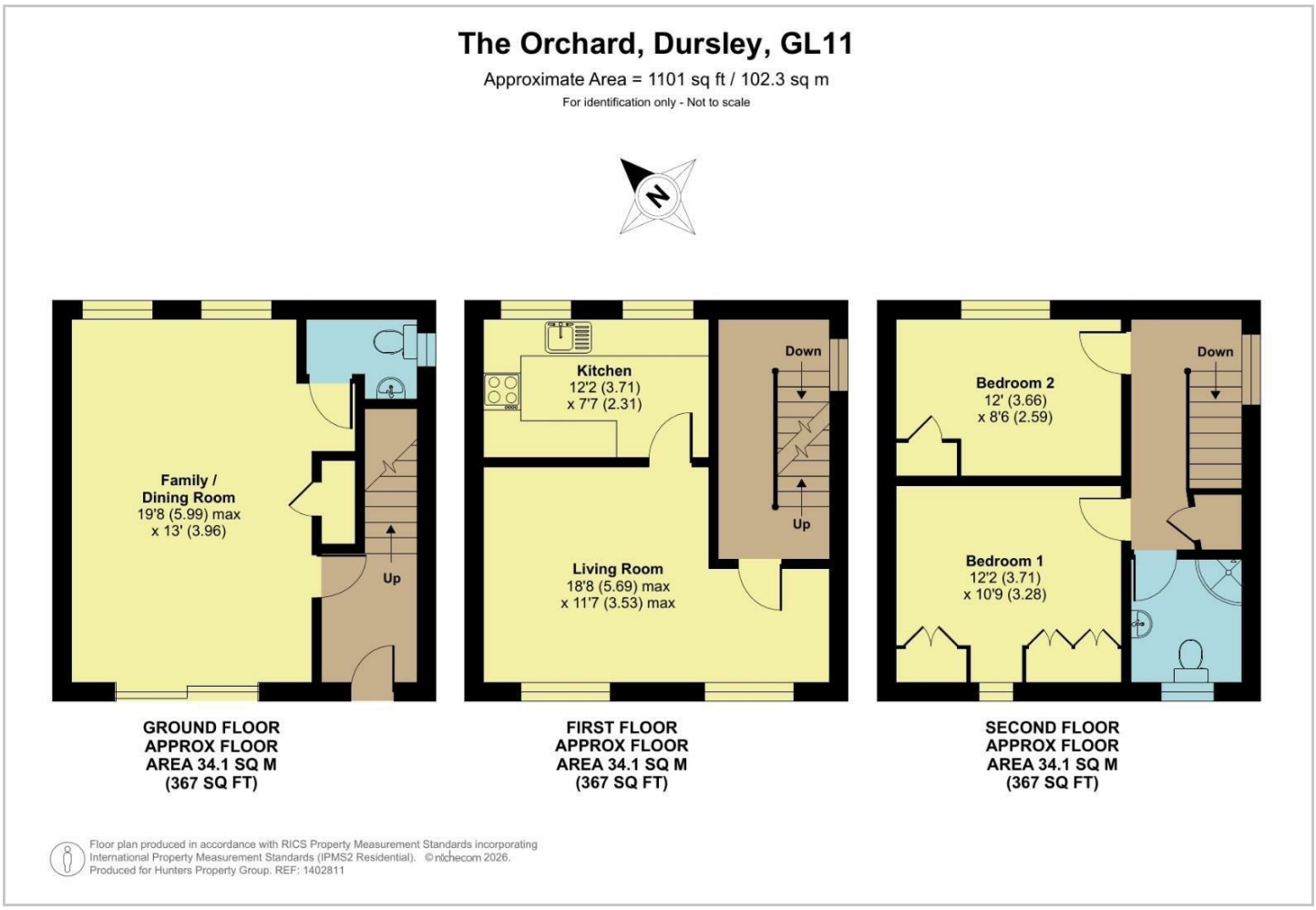
Hybrid Map



Terrain Map



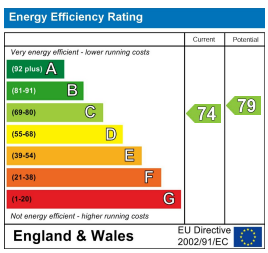
Floor Plan

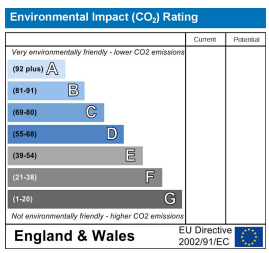


Viewing

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.

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