



25
26
Union
Street
DURSLEY



HUNTERS[®]
EXCLUSIVE

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*

* Please note that distances are approximately.



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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 from a 10 year builders warranty, off road parking and garden to rear.



* 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.



25 Union Street Ground floor

Approx. 64.9 sq. metres (698.1 sq ft)

Utility 3.19m x 2.16m (10'6" x 7'1")

Lounge 4.29m x 2.99m (14'1" x 9'10")

Kitchen/dining room 9.14m x 3.07m (30' x 10'1")



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25 Union Street First floor

Approx. 64.9 sq. metres (698.6 sq ft)

Bedroom 4.27m x 2.85m (14' x 9'4")

Bedroom 4.29m x 3.37m (14'1" x 11'1")



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25 Union Street Second floor

Approx. 33.9 sq. metres (364.6 sq ft)

Bedroom 4.09m (13'5") x 3.76m (12'4" max

Bedroom 4.09m x 3.50m (13'5" x 11'6")



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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: 87.4 sq. metres (940.9 sq. feet)



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

26 Union Street Plots 1 - 3 First floor

Approx. 43.5 sq. metres (468.6 sq ft)

Bedroom 4 - 3.02m x 2.99m (9'11" x 9' 10")

Bedroom 3 - 3.51m x 2.58m (11'6" x 8'6")

Bedroom 2 - 3.61m x 2.50m (11'10" x 8'3")

Total area: approx: 87.4 sq. metres (940.9 sq. feet)

26 Union Street Plot 4 First floor

Approx. 43.5 sq. metres (468.6 sq ft)

Bedroom 3 - 3.02m x 2.99m (9'11" x 9' 10")

Bedroom 2 - 3.51m x 2.58m (11'6" x 8'6")

Bedroom 1 - 4.56m x 3.01m (14'11" x 9'10")

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

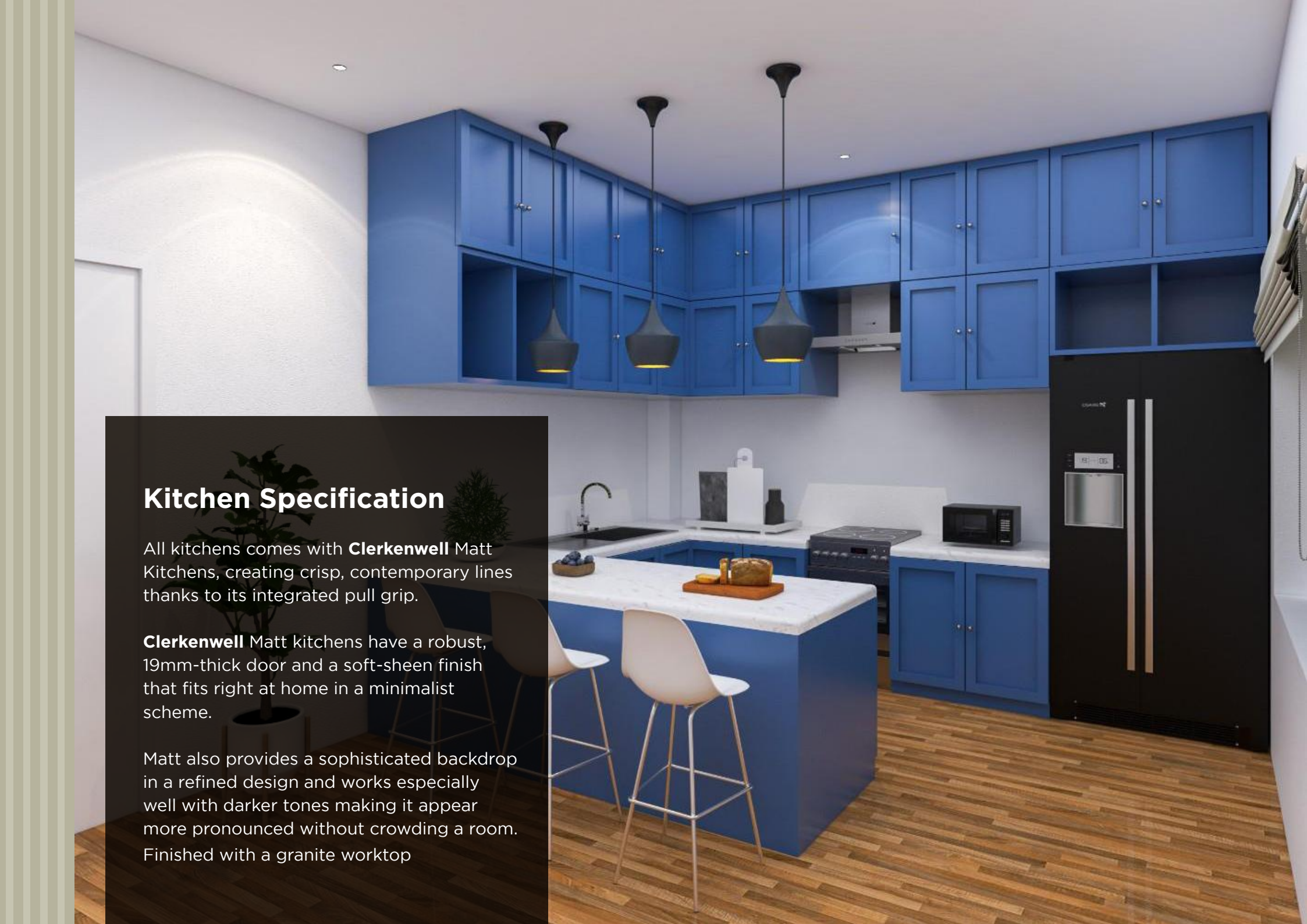
26 Union Street Plots 1 - 3 Second floor

Approx. 25.5 sq. metres (274.4 sq ft)

Bedroom 1 - 4.55m (14'11") max x 4.50m (14'9")

Information correct of June 2023.

Please note all the apartments have the correct specification listed above. Please note Hunters are only the sellers.



Kitchen Specification

All kitchens comes with **Clerkenwell Matt** Kitchens, creating crisp, contemporary lines thanks to its integrated pull grip.

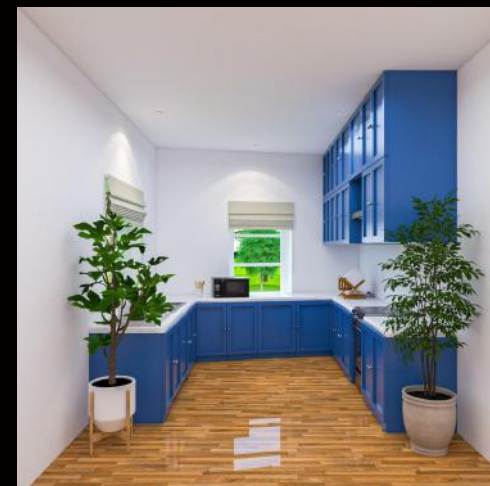
Clerkenwell Matt kitchens have a robust, 19mm-thick door and a soft-sheen finish that fits right at home in a minimalist scheme.

Matt also provides a sophisticated backdrop in a refined design and works especially well with darker tones making it appear more pronounced without crowding a room. Finished with a granite worktop

Smart Homes

The development boast of a range of smart sustainable features, including Smart home EV charging points fully installed and OZEV grant approved.

The intelligent way to charge your electric car at home. Developments boast of CanadianSolar HiKu6 Mono PERC industry leading solar panels with 25 years product warranty.



The historic market town of Dursley

Located in the Market Town of Dursley, Union Street is situated within view of beautiful countryside with Stinchcombe Hill Golf Course and Cam Peak offering stunning scenic walks along the Cotswold Way. There are some great places to eat and drink in Dursley, with cosy cafes, traditional pubs and restaurants providing various cuisines.

There are many well regarded schools in the area to include Wycliffe College (10.2 miles approx.), Beaudesert Park School (8.7 miles approx.), Katherine Lady Berkeley's School (7.1 miles approx.). Rednock Secondary School is within walking distance of the properties (0.9 miles approx.) and there are a number of primary schools including Dursley C of E Primary School (0.8 miles approx.) and Cam Hopton C of E Primary School (2 miles approx.).

Excellent sporting facilities are well accessible via the M4/M5 motorway networks to include Polo at Tetbury, Racing at Cheltenham, Rugby at Bristol and Gloucester and the County Ground Cricket at Gloucester. The well renowned 18-hole Stinchcombe Hill Golf Course offers a challenging course whilst providing stunning views in all directions.





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