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Field View House, Elmcote Lane

Cambridge, Gloucester, GL2 7AS

Asking Price £399,995



Council Tax: D



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Entrance Hallway

UPVC framed double glazed front door and UPVC framed double glazed window. Laminate flooring, twin panelled radiator, staircase to first floor landing with under stairs storage.

Kitchen/Breakfast Room

13'1" x 12'5" (3.99m x 3.81m)

A recently fitted navy shaker style kitchen incorporating base units with laminate worktop surfaces, drawers and cupboards under and breakfast bar. Matching wall storage cupboards and newly fitted integrated appliances comprising stainless steel double oven, five ring gas hob unit with stainless steel extractor hood over, integrated dishwasher and American style fridge/freezer. Also included are freestanding automatic washing machine and tumble dryer. Two UPVC framed double glazed windows, laminate flooring and fitted spotlights.

Reception

11'3" x 10'0" (3.43m x 3.05m)

With laminate flooring and UPVC framed double glazed window.

Lounge

20'4" x 10'0" (6.20m x 3.05m)

With twin panelled radiator, two UPVC framed double glazed windows, wood laminate flooring and double glazed sliding patio doors leading to conservatory.

Conservatory

13'10" x 11'10" (4.22m x 3.61m)

UPVC framed and double glazed with two sets of French doors leading on to gardens.

Bathroom

A brand new bathroom suite including free standing bath, walk-in shower, WC and wash hand basin with storage underneath and heated mirror over. Tiled flooring, ceiling light and UPVC framed double glazed window.

First Floor Landing

From the entrance hall there is a staircase to first floor landing with UPVC framed double glazed window to side with countryside views and access to roof storage space.

Bedroom One

18'0" x 9'2" (5.49m x 2.79m)

With two UPVC framed double glazed windows and Velux roof light window. Access to roof storage space and large built-in deep wardrobe.

Bedroom Two

9'10" x 9'8" (3.00m x 2.95m)

With UPVC framed double glazed window with countryside views and twin panelled radiator.

Bedroom Three

10'8" x 9'8" (3.25m x 2.95m)

With UPVC framed double glazed window with countryside views and twin panelled radiator.

Bedroom Four

12'11" x 6'9" (3.94m x 2.06m)

With wood laminate flooring, panelled radiator, and Velux roof light window.

First Floor Bathroom

Having white panelled bath with fitted Triton electric shower unit over, low level WC and wash hand basin. Chrome ladder radiator, Velux roof light window and ceramic tiled floor.

Outside

The property is approached via a block paved drive leading to double timber gates which lead on to a gravelled parking area for several cars. The gardens are mainly lawned with flower borders having fenced boundaries, outside water supply, septic tank, greenhouse and newly installed Balboa Hot Tub.

Agents Note

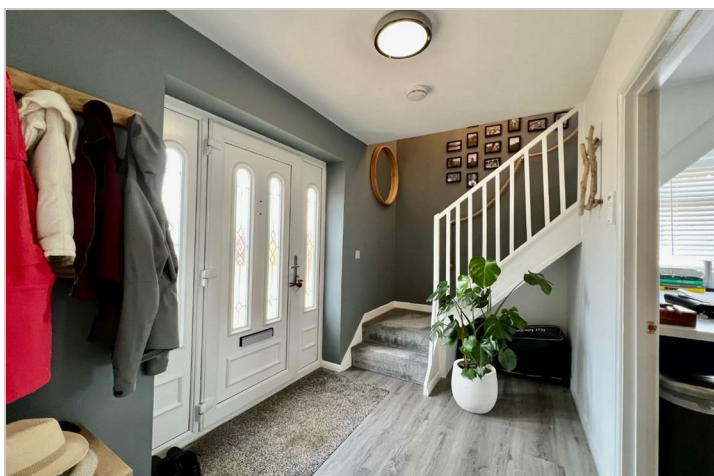
This property is being sold fully furnished. Please enquire of the agent for more information.

Tel: 01453 542 395

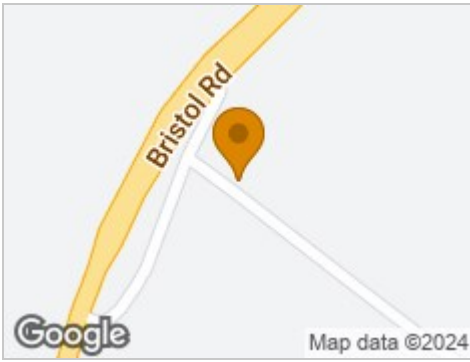
"NO ONWARD CHAIN".....An excellent opportunity to purchase an individual detached chalet style house situated in the sought after semi-rural locality of Cambridge. The property affords attractive rendered dormer style elevations and offers deceptively spacious accommodation including entrance hallway, two reception rooms, a good size double glazed conservatory, brand new high spec kitchen/dining room and brand new high spec bathroom with free standing bath. On the first floor there are four bedrooms and bathroom with shower. The property has gas fired central heating and double glazed windows. The property is approached off Elmcote Lane with double gates leading to a good sized driveway parking area and there are attractive lawned gardens and the property enjoys countryside views across miles of open farmland and The Cotswold Escarpment. The property is offered with vacant possession and no upward chain and the vendor's agents hold a key at their Dursley office for accompanied viewings.

Although essentially rural in character and close to open countryside Elmcote Lane is by no means isolated being only a few miles from the village of Cam and larger market town of Dursley with its supermarkets, day to day retailers, swimming pool/leisure centre, pubs and cafes. The area is convenient for commuters requiring access to 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 and several Ofsted "Good" rated schools close by.

- Unexpectedly Re-available.....Individual Detached Property
- Four Bedrooms
- Two Reception Rooms
- Brand New High Spec Kitchen/Dining Room
- Double Glazed Conservatory
- Brand New High Spec Downstairs Bathroom
- First Floor Bathroom
- High Speed Full Fibre Broadband
- Good Size Garden & Parking Area
- Lovely Countryside Views



Road Map



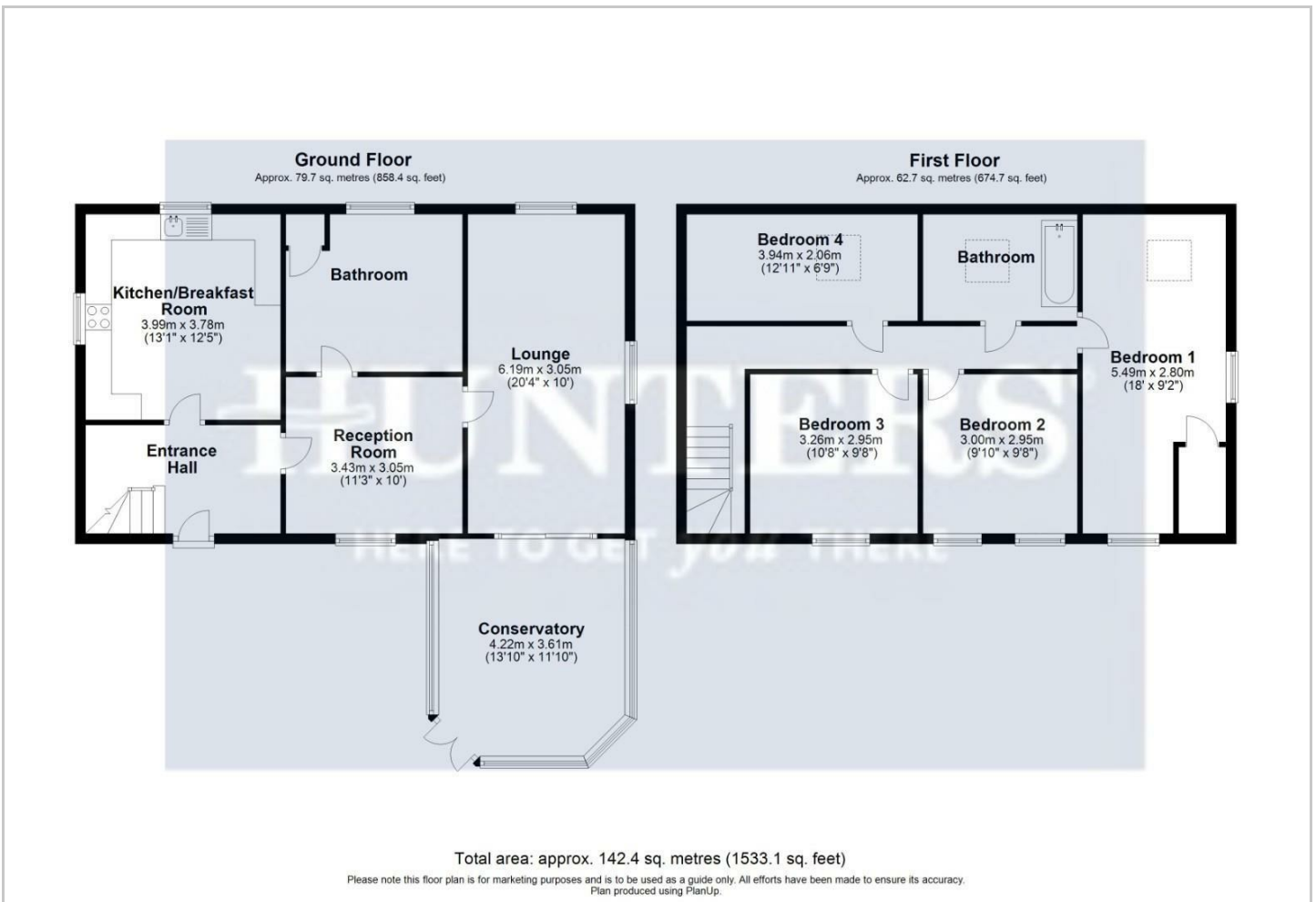
Hybrid Map



Terrain Map



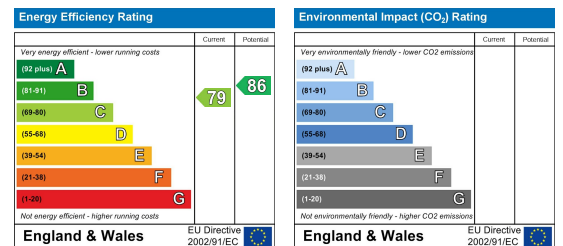
Floor Plan



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.