

HUNTERS®

HERE TO GET *you* THERE



17 Nasse Court

Cam, Dursley, GL11 5LY

Guide Price £320,000



Council Tax: D



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Entrance

The entrance to the property is via a covered entrance with UPVC framed double glazed door and side panelling.

Entrance Hallway

Having a radiator, understairs storage and stairs leading to the first floor landing.

Lounge

11'5" x 15'7" (3.48m x 4.75m)

UPVC framed double glazed window overlooking the front and a matching window to the side, feature fireplace and an opening leading through to the dining room.

Dining Room

10'2" x 9'1" (3.10m x 2.77m)

With double glazed window to the side.

Kitchen/Breakfast Room

9'11" x 12'6" (3.02m x 3.81m)

With fitted units and worktop surfaces, stainless steel sink unit with drainer, plumbing for washing machine, cooker, double glazed window to the rear and door leading into:

Side Porch / Utility Room

With double glazed window to the side and door leading into the garden.

First Floor Landing

Loft access, double glazed window and cupboard housing Worcester Boiler and hot water cylinder.

Bedroom One

9'10" x 11'11" (3.00m x 3.63m)

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom Two

10'2" x 12'6" (3.10m x 3.81m)

Double glazed window to the side, radiator and wardrobes.

Bedroom Three

9'3" x 6'4" (2.82m x 1.93m)

Double glazed window to the front, radiator and fitted cupboard

Shower Room

Part tiled walls with fitted shower cubicle, low flush wc and wash hand basin. Frosted double glazed window to the rear and heated towel rail.

Outside

With lawn to the front and side, gate leading to the rear with patio, sheds, greenhouse and steps leading up to lawn area with panelled fencing and Cotswold stone boundaries.

Garage

17'11" x 8'6" (5.46m x 2.59m)

Personal door to the rear giving access into the garage with electric roller door.

Situated in the popular cul-de-sac of Nasse Court and being close to the local amenities in Cam we bring to the market for sale this detached house with vacant possession offering scope for improvement. Offered with no onward chain the accommodation comprises of entrance porch leading into entrance hallway with lounge leading into separate dining room, kitchen and side porch/utility. On the first floor three bedrooms and shower room. Outside to the front driveway leading to the garage with garden to the front and side with gate leading to the rear enclosed garden.

Nasse Court is conveniently situated for the centre of Cam Village with its Tesco supermarket and easily accessible to the larger bustling town of Dursley with its shopping centre, Sainsbury's supermarket, leisure centre/swimming pool and Rednock Secondary School. Cam is well positioned for commuters requiring access to Bristol, Bath, Cheltenham and Gloucester via the A38 and M5 motorway and there is a mainline train station in Cam serving Bristol and London Paddington via Gloucester.

- Detached Family Home in Cul-De-Sac Position
- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Dining Room & Utility
- Shower Room
- Garage & Gardens



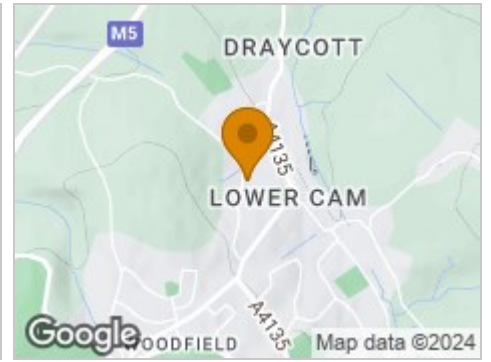
Road Map



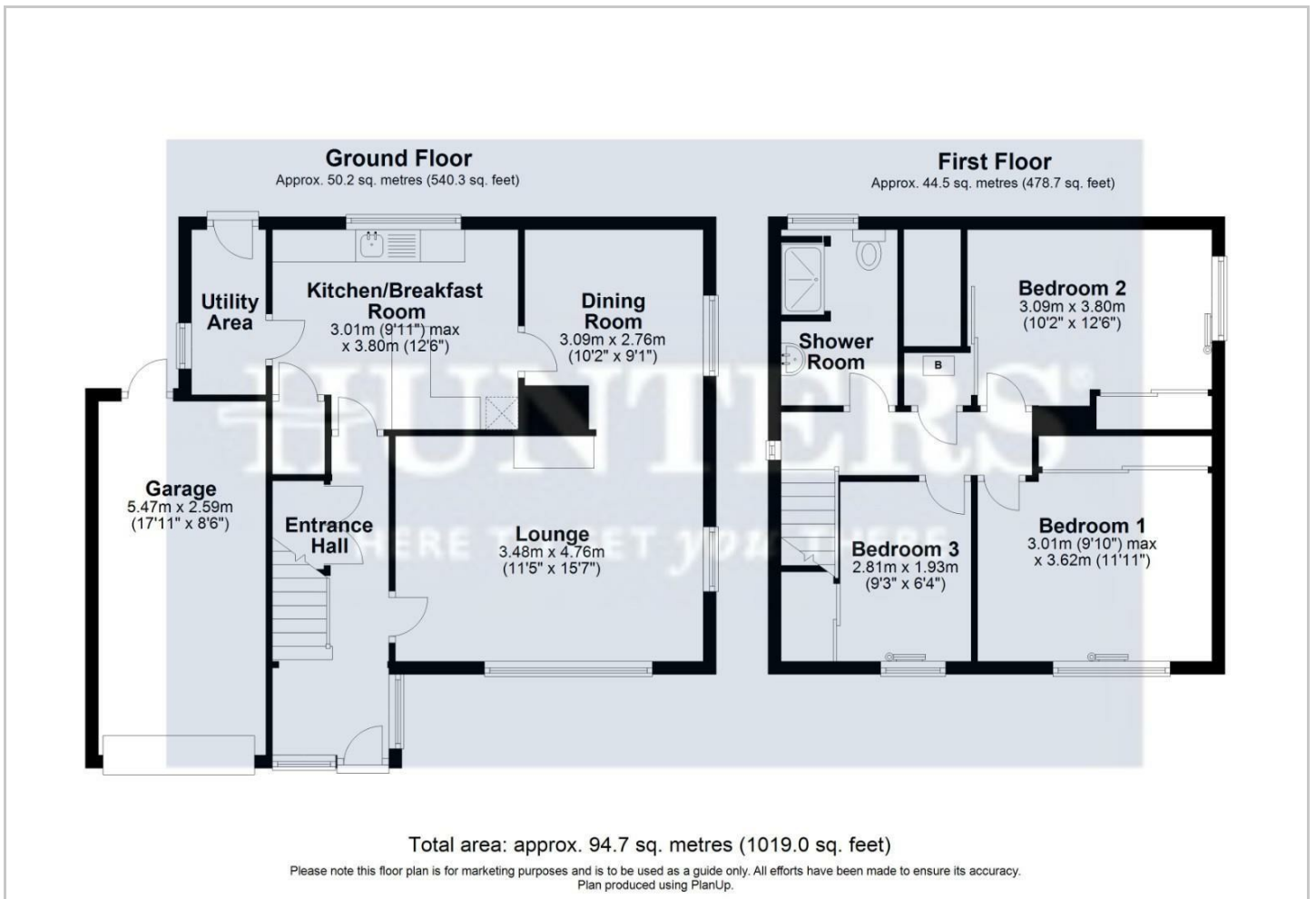
Hybrid Map



Terrain Map



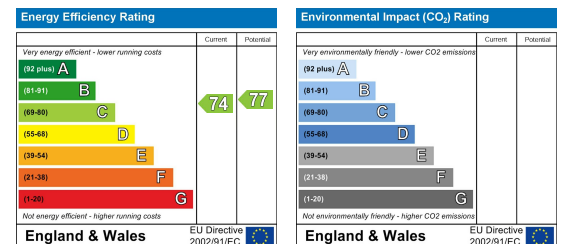
Floor Plan



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.