

# HUNTERS®

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## 29 Chapel Street

Cam, GL11 5NX

Guide Price £245,000



Situated in the heart of Cam Village, we bring to the market a charming end terrace cottage with accommodation comprising of lounge leading into a kitchen/breakfast room on the ground floor and on the first floor two double bedrooms and bathroom. With side access leading to the rear with outbuildings and an enclosed garden approx 100ft ideal for growing your own vegetables.

Being only a short distance for access into the Village of Cam offering local amenities to include Supermarket, Post Office, Doctors, Dentist and Café/Bistro. For keen walkers the Countryside is situated close by, two primary schools, Cam Hopton and Cam Everlands. For people travelling further afield the property is less than two miles from the Railway Station in Box Road, Cam which offers links to Bristol and Gloucester.



Entrance to Front  
Front door leading into lounge.

Lounge 15'0" x 11'1" (4.57m x 3.38m)  
With double glazed window to the front, radiator, wood flooring opening through to the kitchen/breakfast room. Staircase leading to the first floor landing.

Kitchen/Breakfast Room 12'11" x 7'6" (3.96 x 2.31)  
Fitted with a range of fronted base units incorporating worktop surfaces, matching wall storage cupboards and stainless steel sink unit with mixer tap.. Integrated oven and four ring gas hob unit with cooker hood over. Space for fridge/freezer, quarry tiled flooring, two double glazed windows, fitted spotlights and door leading to the rear garden.

First Floor Landing  
From the lounge runs a staircase leading to the first floor landing.

Bedroom One 12'4" x 7'10" (3.76 x 2.39)  
With panelled radiator, built-in wardrobe and double glazed window to front.

Bedroom Two 11'5" x 9'10" (3.48 x 3.00)  
With panelled radiator, built-in wardrobe and double glazed window to rear.

Bathroom  
Suite comprising white panelled bath having fitted shower over and glazed shower screen, wash hand basin with mixer tap and low level WC. Cupboard containing Worcester Bosch gas fired boiler and fitted down lights. Frosted double glazed window and part tiled walls.

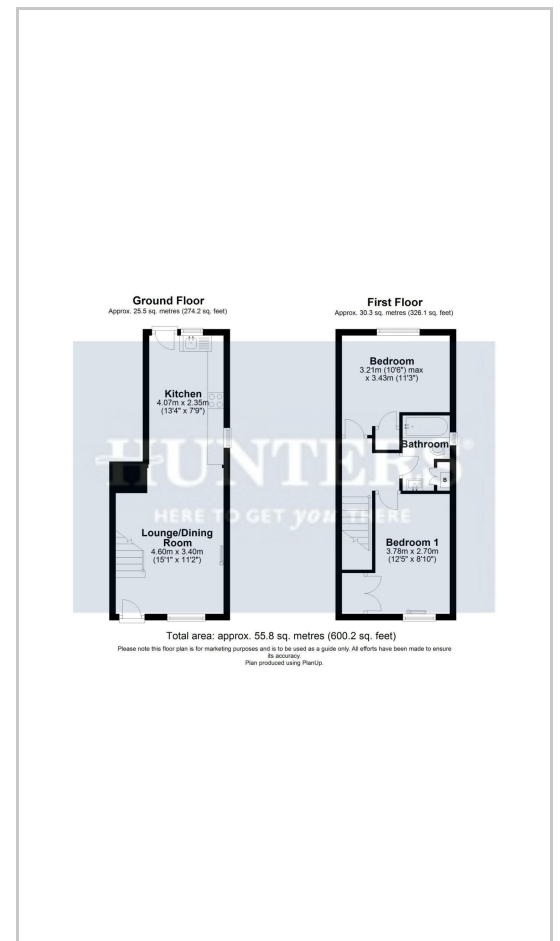
Outside  
To the front, steps leading up to the front enclosed garden with porch leading to the front door, side pedestrian access leading to the rear enclosed garden with fenced boundaries, outbuildings, patio area and ample garden for budding gardeners with potential for growing your own vegetables.

Outbuilding/Utility Room 10'4" x 8'10" (3.15 x 2.69)  
With plumbing for automatic washing machine, power, space for tumble dryer and separate outside WC.

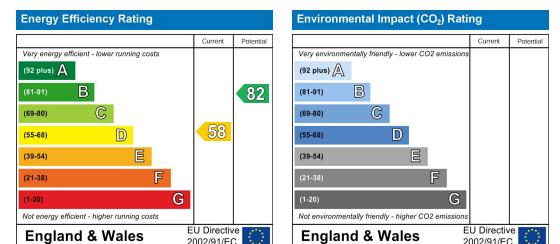
## Area Map



## Floor Plans



## 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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