

HUNTERS[®]

HERE TO GET *you* THERE



11 Everside Lane

Cam, Dursley, GL11 5UL

Guide Price £280,000



Council Tax: C



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Entrance Hall

Via front door with stairs to first floor landing and radiator.

Lounge

14'6" x 13'2" (4.42m x 4.03m)

With window to front, understairs storage cupboard and radiator.

Kitchen/Diner

16'6" x 9'0" (5.05m x 2.75m)

Fitted with a range of wall and base units with work-surfaces over, sink and drainer unit, built in double oven, four ring gas hob unit with extractor over, plumbing for washing machine, cupboard housing boiler, radiator, window to rear and patio doors leading to:

Lean-To

7'10" x 4'11" (2.40m x 1.50m)

With sliding door to rear garden.

First Floor Landing

From the entrance hall stairs lead to first floor landing with airing cupboard housing hot water cylinder and access to roof storage space via hatch and ladder.

Bedroom One

9'11" x 9'11" (3.03m x 3.03m)

With window to rear, radiator and built-in wardrobes.

Bedroom Two

11'8" x 9'10" (3.58m x 3.02m)

With window to front and radiator.

Bedroom Three

8'8" (max) x 6'3" (max) (2.66m (max) x 1.93m (max))

With window to front, radiator and built-in over stair storage cupboard.

Bathroom

Fitted with a white suite comprising bath with electric shower over, concealed cistern WC, vanity wash hand basin with storage below, ladder radiator and window to rear.

Outside

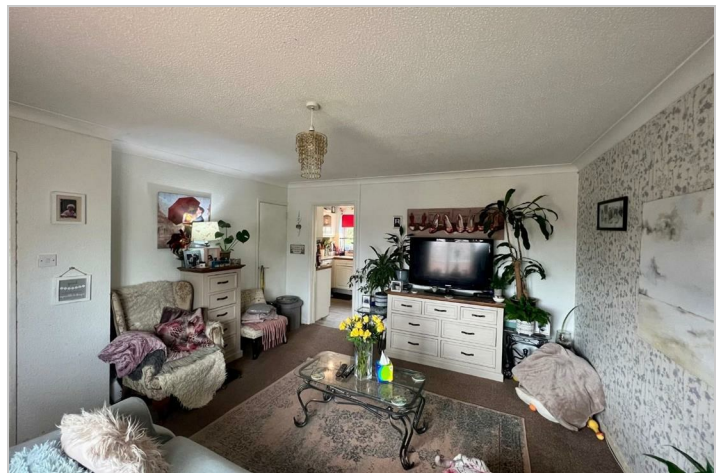
To the front is an area of lawn and shrub borders, driveway leading to integral garage having up and over door and personal door to rear. The rear garden is enclosed with patio area ideal for outside entertaining, shrub borders and steps leading up to lawned area.

Nestled in the charming Everside Lane in Cam, this delightful link-detached house offers a fantastic opportunity for those looking to create their perfect home. Briefly the ground floor accommodation comprises entrance hall, kitchen/diner, living room and lean-to leading to rear garden. On the first floor are three bedrooms and family bathroom perfect for families or those in need of extra space.

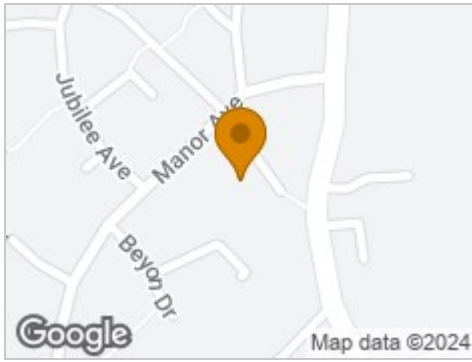
With integral garage and built-in storage, you'll have plenty of space to keep your belongings neatly organised. The private rear garden is a perfect space to relax and unwind after a long day.

Everside Lane is well positioned for access to Cam Village with it's Tesco Supermarket, Post Office, Doctors Surgery and Dentist, along with a range of day to day retailers. There are excellent primary schools, whilst the town of Dursley (2 miles approx) has a full range of shopping, schooling and recreational facilities with Rednock Secondary School, Leisure Centre/Swimming Pool and a good range of eateries and cafes. This is the ideal commuting point to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Link Detached Property in Cul-De-Sac Location
- Three Bedrooms
- Family Bathroom
- Kitchen/Dining Room
- Living Room
- Lean-To
- Enclosed Rear Garden
- Driveway Leading to Integral Garage
- No Onward Chain



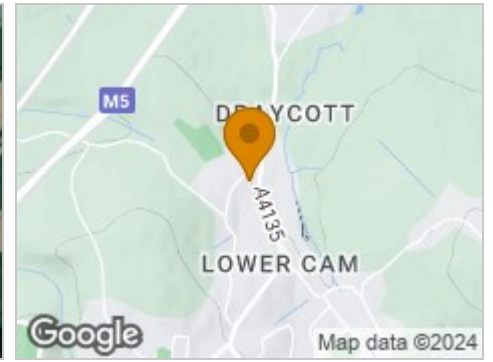
Road Map



Hybrid Map



Terrain Map



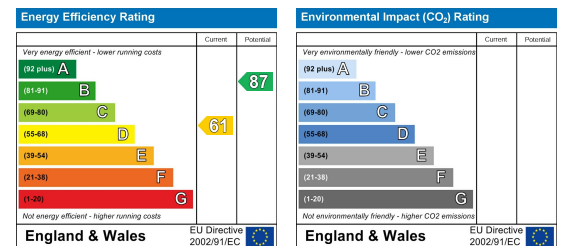
Floor Plan



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.