



14 Sidings Close, Cam GL11 5FQ

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## 14 Sidings Close, Cam GL11 5FQ

Welcome to this stunning detached family home located in the charming Sidings Close, Cam. Built just over a year ago by Wain Homes to the Montgomery style this property boasts a spacious layout having an entrance hallway with downstairs cloakroom, 22' lounge with French doors leading into the garden, open plan stylish fitted kitchen with family/dining room and French doors leading into the garden and separate utility room. On the first floor five bedrooms with two bedrooms offering en-suite facilities and separate bathroom. Ample space for everyone in the household to enjoy their own privacy and comfort.

The property has an enclosed private rear garden and driveway parking leading to the double garage of which one part has been partially converted to offer extra living accommodation. Ideal location for people who commute as the train station is only a short walking distance away.

- Modern Detached Family Home
  - Family Bathroom
  - Family Dining Room with French Doors to Garden
  - Lounge with French Doors to Garden and Bay Window
  - Driveway Parking
- Five Bedrooms, Two with En-suites
  - Fitted Kitchen and Utility
  - Downstairs Cloakroom
    - Garage
  - Enclosed Rear Garden

**Asking Price £600,000**





#### **LOCATION**

Situated on the Box Road development and moments from Cam and Dursley Railway Station; which has regular services to Gloucester, Bristol and London, this home offers a serene retreat from the hustle and bustle of everyday life.

Cam Village is within easy reach with a Tesco supermarket, dentist, doctors, public houses and cafes. The larger town of Dursley is a short drive away with a more comprehensive range of day to day retailers and leisure centre/swimming pool. The area has a good range of Primary Schools and Rednock Secondary School.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **COUNCIL TAX BAND**

F

#### **SERVICES**

The property is connected to mains gas, drainage and water.

#### **EASEMENTS AND RIGHTS OF WAY**

We have been informed there are no rights of way or easements.

#### **LOCAL AUTHORITY**

Stroud District Council

Telephone: 01453 766 321









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. 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.



Total area: approx. 173.7 sq. metres (1869.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley - 01453 542 395 <https://www.hunters.com>

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