

HUNTERS[®]

HERE TO GET *you* THERE



43 Woodend Lane

Cam, Dursley, GL11 5HT

Asking Price £345,000



Council Tax: C



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Entrance Hallway

With front door leading into hallway with radiator and loft access.

Lounge

11' x 11' (3.35m x 3.35m)

Double glazed bay window to the front with views and radiator.

Kitchen

9'08 x 9'08 (2.95m x 2.95m)

Upgraded fitted soft close units with worktop surfaces, sink unit with mixer tap, plumbing for dishwasher, cupboard housing gas boiler newly installed in 2023 with warranty, double glazed window to the side, 'Belling' range oven with extractor hood over, fitted cupboard with shelving, part tiled walls, leading into

Breakfast/Laundry Room

12' x 5'11 (3.66m x 1.80m)

With French doors leading into garden, fitted unit with worktop surfaces and spaces for washing machine, tumble dryer and fridge/freezer. Radiator and double glazed window.

Bedroom One

11'04 x 10'09 (3.45m x 3.28m)

With double glazed bay window to the front with views and radiator.

Bedroom Two

9'09 x 8'07 (2.97m x 2.62m)

Double glazed window to the rear and radiator.

Bathroom

Suite comprising of panelled bath with Mira shower over and screen, low flush wc, wash hand basin with fitted unit and part tiled walls.

Outside

With steps to the front leading to the front garden mainly laid to lawn with side access leading to the good size rear enclosed garden with outside water tap, power socket and a patio area with lawn backing onto fields.

AGENTS NOTE

Seller informs us that Fibre Optic Broadband has been installed at the property for high speed internet.

Offered with no onward chain and situated in a non estate location an individual double bay fronted detached bungalow, occupying an elevated position enjoying splendid countryside views. Well presented the accommodation briefly comprises, entrance hall, lounge, upgraded kitchen, breakfast room, two bedrooms and bathroom. With countryside views to the front and rear, the garden is a particular feature with a good size patio and lawn to the rear.

Located on the outskirts of Dursley in a semi-rural location with the village of Cam close by with Tescos Supermarket and the larger town of Dursley offering a full range of amenities. Communications to the larger centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Detached Bungalow
- Two Bedrooms
- Lounge
- Upgraded Kitchen
- Breakfast Room
- Double Glazing
- Good Size Gardens
- Countryside Views
- No Onward Chain



Road Map



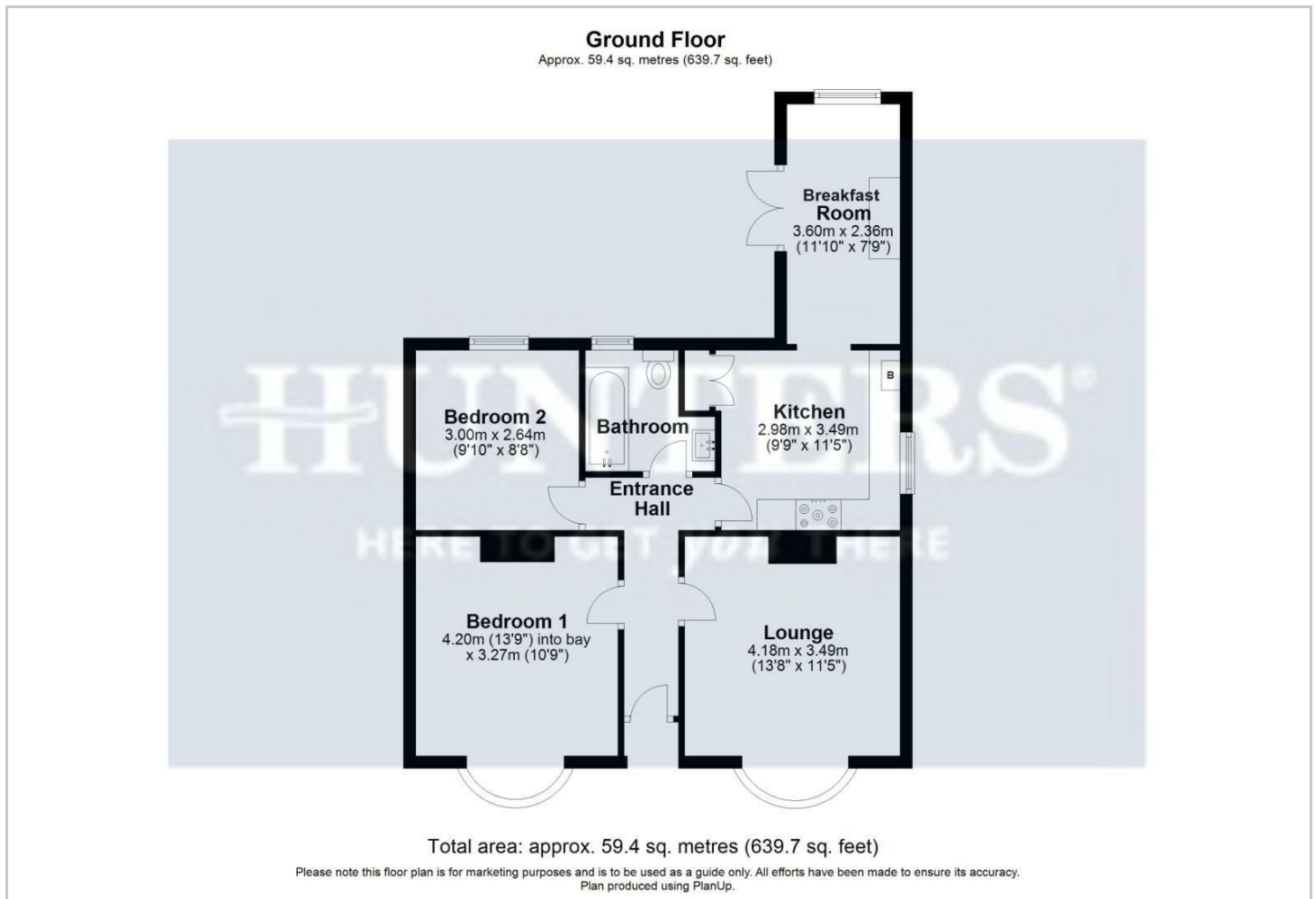
Hybrid Map



Terrain Map



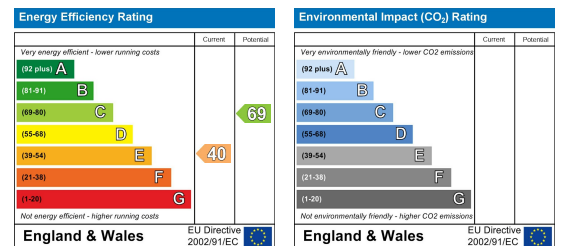
Floor Plan



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.