

# HUNTERS<sup>®</sup>

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## 34 The Crescent

Cam, GL11 5QS

Guide Price £330,000



Council Tax: C



# 34 The Crescent

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\*Available with no onward chain\* A deceptively spacious three double bedded house which has been extended to provide well arranged accommodation, ideal for family occupation. On the ground floor there is an entrance hall, 21' through lounge with patio doors leading to the rear gardens. Dining room, fitted kitchen and adjoining utility room. On the first floor there are three double bedrooms, family bathroom and en-suite shower room to the master bedroom. The property has gas fired central heating, double glazed windows and enjoys pleasant views towards Cam Peak. Outside the property has corner gardens to the rear and driveway parking to the front.

## SITUATION

The property occupies a pleasant and quiet location in the sought after Summerhayes locality, well positioned for access into Cam Village & Dursley Town, both hosting a range of shopping and schooling facilities. The A38 and M5 motorway networks enable daily commuting to the major Centres of Bristol, Gloucester and Cheltenham. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

## COVERED ENTRANCE PORCH

With UPVC framed double glazed front door leading to the entrance hall.

## ENTRANCE HALL

Having staircase leading to the first floor landing, under stairs storage cupboard. Radiator, carpets and ceiling light.

## LOUNGE

21'7" x 10'5" (6.58 x 3.18)

With fireplace, TV aerial socket, bay window to front with double glazed units, radiator, coved ceiling and double glazed French doors to the rear gardens.

## DINING ROOM

12'6" x 9'2" (3.81 x 2.79)

With wood laminate flooring, two UPVC framed double glazed window, radiator and ceiling light.

## KITCHEN

8'8" x 8'2" (2.64 x 2.49)

Fitted with a range of cream fronted base units incorporating worktop surfaces with drawers and cupboards under. Matching wall storage cupboards, inset 1 1/2 bowled sink unit and integrated oven and hob with canopy cooker hood over. Wood laminate flooring, spotlights and UPVC framed double glazed window to rear.

## UTILITY ROOM

9'0" x 7'6" (2.74 x 2.29)

With tiled flooring, plumbing for automatic washing machine, space for fridge/freezer, radiator, ceiling light, double glazed window and UPVC framed double glazed door to the rear garden.

## FIRST FLOOR LANDING

From the entrance hall runs a staircase leading to the first floor landing with access to roof storage space, built-in airing cupboard with recently fitted combi boiler.

## **BEDROOM ONE**

13'3" x 9'1" (4.04 x 2.77)

UPVC double glazed window to front, radiator, ceiling light, carpet and door to en-suite.

## **EN-SUITE**

Having bath with shower over, pedestal wash hand basin and low level WC. Extensive ceramic wall tiling, chrome ladder radiator, ceiling light, and frosted UPVC double glazed window to rear.

## **BEDROOM TWO**

13'8" x 11'2" (4.17 x 3.4)

Having built-in storage, bay window to front with UPVC framed double glazed units, radiator and fitted wall lights.

## **BEDROOM THREE**

10'6" x 10'2" (3.2 x 3.1)

With built-in storage, radiator, ceiling light, carpets and UPVC framed double glazed window to rear with views towards Cam Peak.

## **BATHROOM**

Having panelled bath with shower attachment over, pedestal wash hand basin and low level WC. Tiled flooring, mirror cabinet, spotlights, radiator and double glazed frosted window.

## **OUTSIDE**

The garden is enclosed by fenced boundaries, mainly laid to astro turf with gravelled area. Side access leading to the front of the property, with off street parking.



## Road Map



## Hybrid Map



## Terrain Map



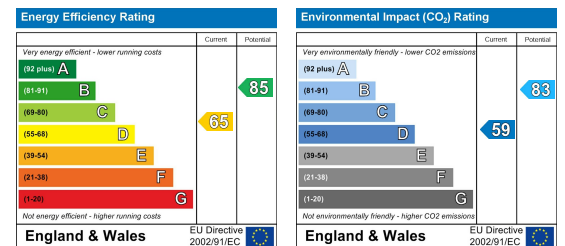
## Floor Plan



## 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.

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