

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 51 Larkrise

Cam, GL11 5EZ

Guide Price £230,000



Council Tax: B



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## Entrance Hallway

Access via front door with stairs leading to first floor landing having storage cupboard.

## Kitchen

10'04 x 7'09 (3.15m x 2.36m )

Fitted with a range of wall and base units with laminate worktops over, stainless steel sink and drainer unit, space and plumbing for washing machine, space for cooker and fridge/freezer, wall mounted boiler and upvc window.

## Dining Room

10'00 x 7'06 (3.05m x 2.29m)

Carpeted with a radiator, ceiling light and sliding door into the conservatory.

## Conservatory

8'3 x 6'2 (2.51m x 1.88m)

Having door to side leading to rear garden.

## Lounge

12'05 x 11'09 (3.78m x 3.58m)

Having upvc window to front, carpet, built in storage, radiator and ceiling light.

## First Floor Landing

From the entrance hall stairs lead to first floor landing having loft access and ceiling light.

## Bedroom One

12'00 x 8'09 (3.66m x 2.67m )

Upvc window, radiator, carpet and ceiling light.

## Bedroom Two

9'10 x 8'09 (3.00m x 2.67m)

Upvc window, built-in storage, ceiling light and carpet.

## Bedroom Three

9'3 x 6'8 (2.82m x 2.03m)

With upvc window, carpet, radiator, ceiling light and built-in storage.

## Bathroom

Fitted suite comprising bath with shower over, pedestal wash hand basin, wc, part tiled walls, radiator and upvc frosted window to rear.

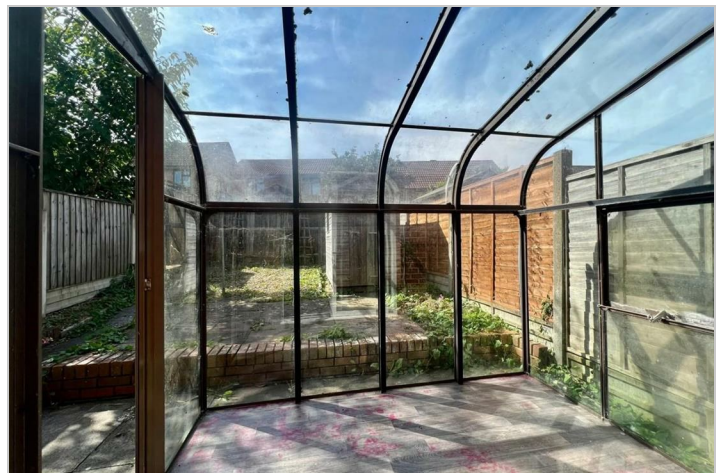
## Garden

The rear garden is mainly laid to patio with gravelled area and fenced boundaries. There is access to garden via walk way.

**\*Offered With No Onward Chain\*** Situated in the pleasant cul-de-sac of Larkrise, Cam this terraced house offers well maintained accommodation and an early viewing is highly recommended to avoid disappointment. The accommodation briefly comprises of an entrance hallway, lounge, separate dining room, kitchen and conservatory. On the first floor there are three bedrooms and family bathroom. Outside there are two allocated parking spaces and a private garden with rear access. Further benefits include gas fired central heating, double glazing and built-in storage.

Conveniently located for access into Cam Village with a range of amenities and primary schools. Dursley Town Centre is only a few minutes drive with a full range of shopping, schooling and recreational facilities. For commuting, the A38 and M5 motorway provide excellent links to the larger centres of Bristol, Gloucester and Cheltenham. There is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Terraced Property
- Three Bedrooms
- Family Bathroom
- Lounge And Separate Dining Room
- Kitchen
- Conservatory
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- No Onward Chain



## Road Map



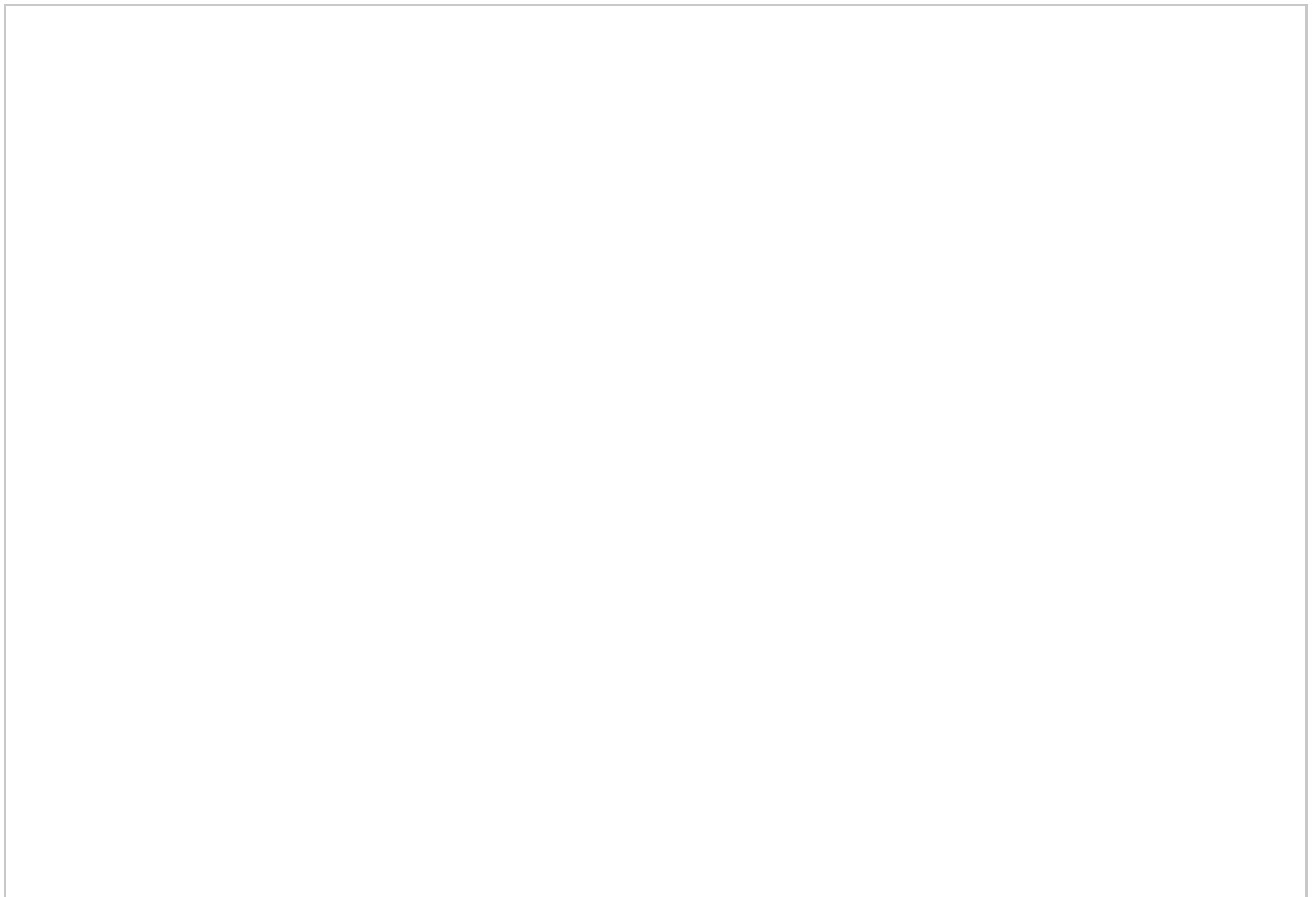
## Hybrid Map



## Terrain Map



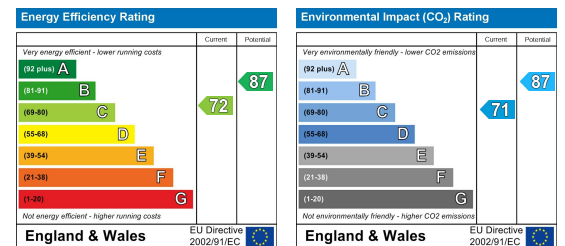
## Floor Plan



## 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.