

# HUNTERS®

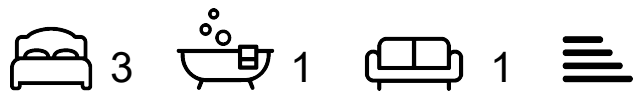
HERE TO GET *you* THERE



## The Lavender, 9 Ossie Ave

Cam, GL11 5FB

£325,000



Council Tax:





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## Canopy Entrance Porch

## Entrance Hallway

## Cloakroom

## Lounge

11'3 x 14'8 (3.43m x 4.47m)

## Kitchen/Dining Room

14'9 x 11'8 (4.50m x 3.56m)

## First Floor Landing

## Bedroom One

8' x 13' (2.44m x 3.96m)

## Bedroom Two

8' x 10'5 (2.44m x 3.18m)

## Bedroom Three

6'5 x 7'8 (1.96m x 2.34m)

## Family Bathroom

## Outside

- The Lavender - Plot 004
- Three Bedroom Semi Detached Property
- Lounge and Kitchen/Dining Room
- Downstairs Cloakroom
- Contemporary Bathroom
- Enclosed Rear Garden
- Electric Car Charger Point
- 10 Year NHBC Buildmark Warranty with 2 Year Wain Homes Warranty
- \*\*Incentives Available 5% Gifted Deposit\*\*

Situated on the Lister Gardens 2 development, The Lavender is an ideal home for first time buyers or those looking for a home which is easier to manage. Briefly the accommodation comprises of entrance hallway, downstairs cloakroom, spacious lounge and an open plan kitchen/dining room accessible via the lounge. Upstairs you'll find three bedrooms, as well as a family bathroom. The garden can be accessed through a set of French doors, creating a light, bright and airy home. The property benefits from an electric car charging point and two parking spaces to the front.

Conveniently located on the outskirts of Cam The Lavender is easily accessible to Cam village amenities and local schools. The property is conveniently positioned for the A38 and M5 for those commuting to the larger centres of Bristol, Gloucester and Cheltenham and there is also a mainline train station a short walk away at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.



Road Map



Hybrid Map



Terrain Map



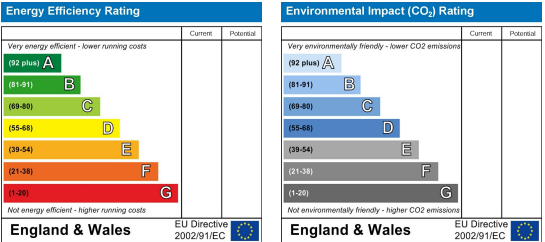
Floor Plan



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.