

# HUNTERS®

HERE TO GET *you* THERE



## 11 Knapp Lane

Cam, GL11 5LS

Guide Price £375,000



Council Tax: D





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Guide Price £375,000



## Entrance

Via front door to:

## Lounge/Dining Room

### Lounge Area

Dual aspect UPVC windows to front and side, feature fireplace, radiator, wall lights and ceiling light. An archway leads through into the:

### Dining Area

UPVC window to front, two radiators.

### Lobby

Radiator and doors to:

### Bedroom One

UPVC window to side, radiator.

### Bedroom Two

UPVC window to side, radiator.

### Cloakroom

WC, pedestal wash hand basin, UPVC frosted window to rear, part tiled walls, tiled flooring, loft hatch.

### Kitchen/Breakfast Room

Fitted with a range of white wall and base units with laminate work-surfaces over, sink and drainer unit, fitted cooker with gas hob and extractor over, UPVC window to side, radiator, space for tall fridge/freezer, space and plumbing for washing machine, tiled flooring, shelving and built-in storage. A part glazed door leads to:

## Inner Hallway

Tiled flooring, storage cupboard, window to side and doors to:

## Bathroom

Fitted with a white suite comprising panelled bath with electric shower over, WC, pedestal wash hand basin, UPVC frosted window to side, radiator, part tiled walls, UPVC frosted window.

## Rear Porch

Brick-built with glazed windows, tiled flooring, outside water tap.

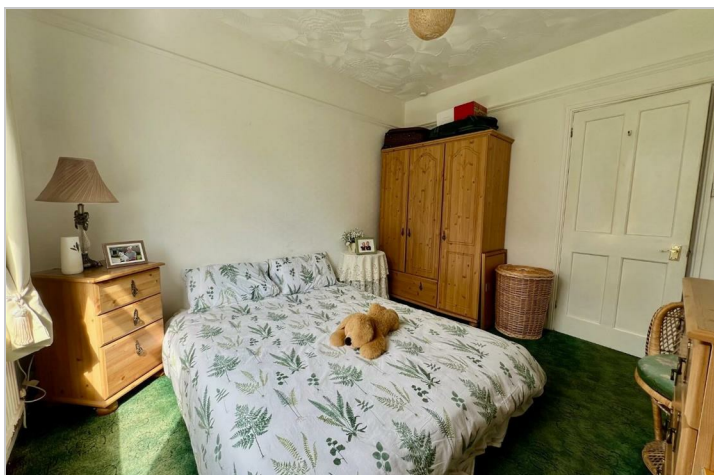
## Outside

The property benefits from wrap around gardens laid to lawn with an abundance of plants, shrubs and bushes with fence boundaries and having useful patio seating area. To the front of the property a tarmac driveway leads to the detached single garage.

Hunters are delighted to offer this detached two bedroom bungalow, position in large plot with wrap around gardens, the property briefly comprises of the following; front veranda which leads into the lounge/dining room, kitchen/breakfast room, two double bedrooms, cloakroom, bathroom and useful rear porch. The property sits in good size wrap-around gardens which are mainly laid to lawn with a driveway to the front leading to the detached garage.

Local amenities can be found in the village of Cam including Tesco's Supermarket, post office, doctors and dentists, local shops, and a selection of primary schools. The nearby town of Dursley offers day to day retailers, Sainsbury's supermarket, doctors, dentists, primary and secondary schools. The A38 and M5 motorway provide excellent commuting links to the larger centres of Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam serving Bristol and Gloucester with links to London via Paddington.

- Detached Bungalow
- Wrap-Around Gardens
- Driveway Parking Leading to Garage
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Family Bathroom
- Cloakroom
- Rear Porch





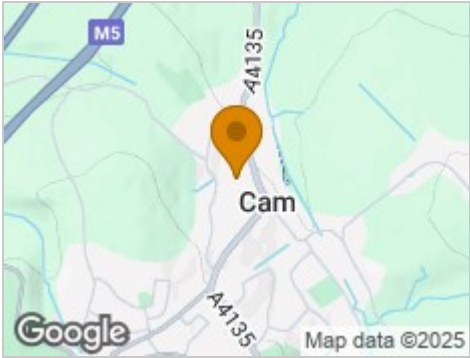
Road Map



Hybrid Map



Terrain Map



Floor Plan

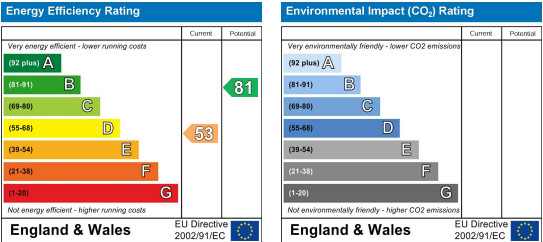


Total floor area 82.1 m<sup>2</sup> (884 sq.ft.) approx

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.