

HUNTERS[®]

HERE TO GET *you* THERE



50 Draycott

Cam, Dursley, GL11 5LL

Offers In Excess Of £285,000



Council Tax: C



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Entrance

Via glazed front door, ornate tiled flooring, radiator, stairs leading to first floor landing, under stairs storage, ceiling light.

Lounge

12'05 x 11'05 (3.78m x 3.48m)

Bay window to front, exposed floorboards, radiator, ceiling light, fireplace with tiled hearth.

Cloakroom

WC, laminate floor, window, ceiling light.

Dining Room

13'04 x 10'11 (4.06m x 3.33m)

Exposed floorboards, fireplace with tiled hearth, radiator, window and door into kitchen, ceiling light and double doors into conservatory.

Kitchen

10'2 x 7'08 (3.10m x 2.34m)

Fitted with a range of wall and base units with work-surfaces over, gas hob, plumbing for dishwasher, stainless steel sink and drainer unit, space for tall fridge/freezer, windows to rear and side, ceiling light, vinyl flooring.

Conservatory/Sun Room

8'04 x 13'04 (2.54m x 4.06m)

Tiled floor, windows with views to rear and side, door to garden, plumbing for washing machine, window into kitchen.

First Floor Landing

From the entrance hall stairs lead to first floor landing with window.

Bedroom One

12'05 x 11'05 (3.78m x 3.48m)

Exposed floorboards, radiator, ceiling light, fireplace, window to front.

Bedroom Two

13'04 x 10'01 (4.06m x 3.07m)

Window to rear, ceiling light, radiator, cupboard containing boiler, fireplace.

Bedroom Three

8'03 x 10'03 (2.51m x 3.12m)

Window to rear, radiator, ceiling light, access to loft space.

Bathroom

Fitted with a panelled bath with shower unit over, frosted glass window to front, WC, pedestal wash hand basin, vinyl flooring.

Outside

Front garden with side access leading to driveway and detached garage with up and over door. A path leads down to the rear of the garden which is laid to lawn with fence boundaries.

A fantastic opportunity to purchase this three bedroom semi-detached home located in a popular residential area of Cam, just a short distance from local schools, amenities, and excellent transport links, including Cam & Dursley Railway Station.

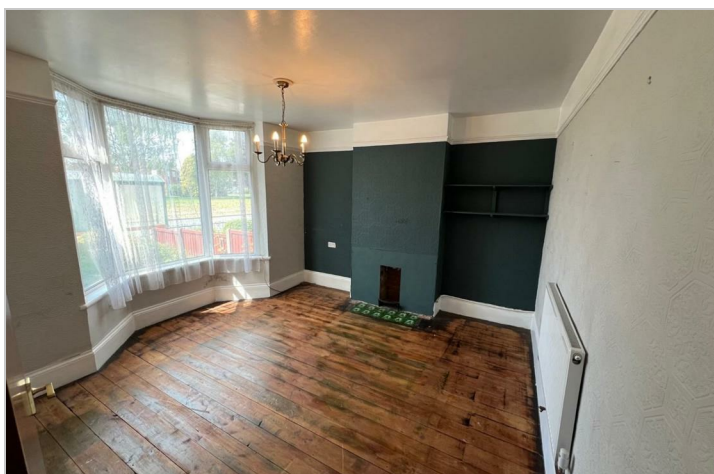
Set on a generous plot, the property benefits from a generous rear garden offering excellent potential to extend (subject to the necessary planning permissions), making it ideal for families or buyers looking to add value.

Internally, the property would benefit from modernisation throughout, providing a blank canvas to create a wonderful family home tailored to your own style and needs.

Additional features include garage with off-street parking and the advantage of no onward chain, ensuring a smoother purchasing process.

Early viewing is recommended to fully appreciate the potential this property has to offer.

- Semi-Detached Property In Need of Updating
 - Three Bedrooms
 - Two Separate Receptions
- Driveway Parking Leading to Detached Garage
- Easy access to Dursley Town Centre and the Surrounding Cotswold Countryside
- Located in a Popular Residential Area Close to Local Schools and Amenities
- Family Bathroom and Downstairs Cloakroom
 - Conservatory
- Great Opportunity for First-Time Buyers, Investors, or Growing Families



Road Map



Hybrid Map



Terrain Map



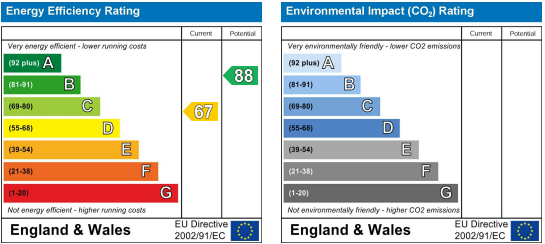
Floor Plan



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.