

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 6 Barton Field

Cambridge, Gloucester, GL2 7DH

£300,000



Council Tax: C



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## Entrance Hallway

Via part glazed front door, radiator, stairs to first floor, doors to;

## Cloakroom

Window to front aspect, wc, wash hand basin, radiator.

## Kitchen

9'10" x 8'6" (3.02 x 2.60)

Window to front aspect with open view, range of wall and base units with work-surfaces with up-stands, stainless steel sink unit with mixer tap, radiator, fitted oven and hob with stainless steel splash-back and extractor over, space for washing machine,

## Lounge/Dining Room

15'9" x 15'7" (4.82 x 4.77)

French doors leading to the rear garden, radiator, generous storage cupboard.

## Landing

Access to loft space, doors to;

## Bedroom One

15'8" narrowing to 12'0" x 9'8" (4.78 narrowing to 3.66 x 2.95 )

Two windows to front aspect with open views, fitted cupboard, radiator.

## Bedroom Two

9'5" x 8'9" (2.89 x 2.68 )

Window to rear aspect, radiator.

## Bedroom Three

9'6" x 6'6" (2.90 x 2.00)

Window to rear aspect, radiator.

## Bathroom

Bath with over-bath shower, wc and wash hand basin set in unit, radiator, tiled walls with shaver point.

## Outside

### Front Garden

Lawned area with path leading to the front door, driveway parking for several cars to the side of the property with gated access to rear garden.

### Rear Garden

Good size patio area, enclosed by fencing with trellis, lawned area, garden sheds.

## Agents Notes

Please note there is a management charge for the estate of approximately £190.00 per annum.

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Located in the semi-rural area of Barton Field, Cambridge, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a family home with good access to local motorway networks.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a convenient downstairs cloakroom and fitted kitchen/breakfast room overlooking the front of the property. The heart of the home is the inviting lounge/dining room, which features French doors that open directly onto the generous rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying family time.

The three bedrooms are thoughtfully designed, providing ample space for a growing family. The main bathroom is well-appointed, catering to the needs of the household.

The property boasts an open plan front garden, complemented by driveway parking, ensuring convenience for residents and visitors alike. The rear garden is a highlight, offering a generous space that is perfect for children to play or for hosting summer barbecues.

The village of Cambridge lies on the A38 providing excellent commuting routes to Bristol, Gloucester and Cheltenham with local shops at Berkeley and Cam whilst the town centre of Dursley, a short drive away, has a wider range of amenities with a bustling shopping centre, supermarkets and leisure centre/ swimming pool. A mainline train station can also be found at Box Road, Cam providing services to Bristol and London (Paddington) via Gloucester.

- Generous Semi Detached Family Home in Semi Rural Location
- Entrance Hallway and Downstairs Cloakroom
- Three Bedrooms and Family Bathroom
- Good Size Enclosed Rear Garden
- Open Aspect to the Front
- Lounge/Dining Room with French Doors to Garden
- Open Plan Front Garden with Driveway Parking



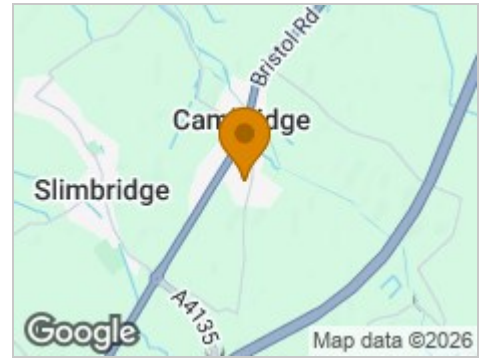
### Road Map



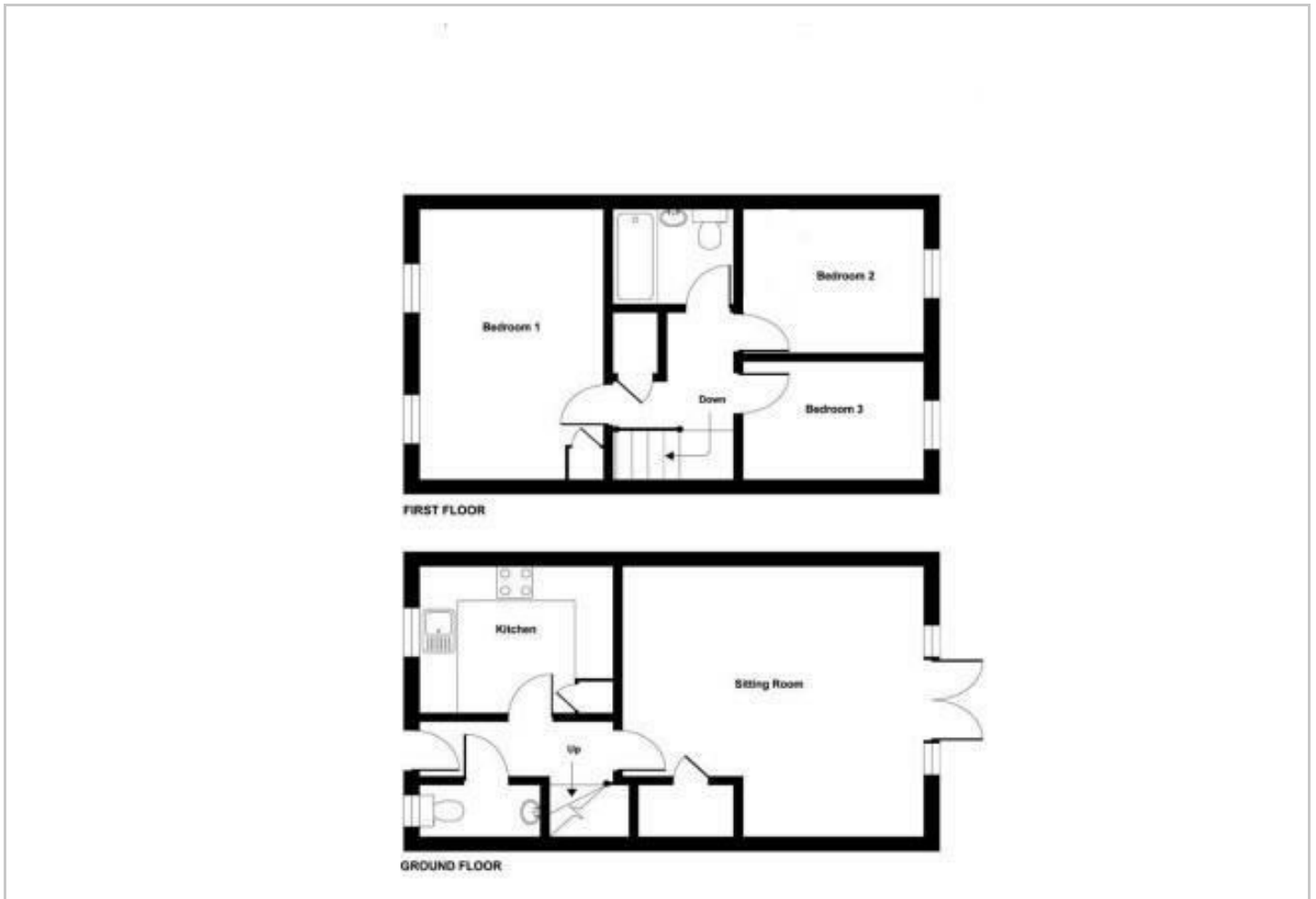
### Hybrid Map



### Terrain Map



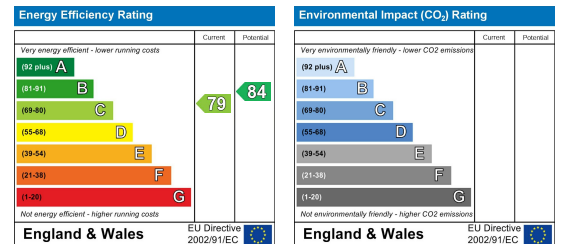
### Floor Plan



### 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.