

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 5 Ash Close

Cam, Dursley, GL11 5FZ

£315,000



Council Tax: C



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## Entrance

Canopy porch leading to entrance hallway with radiator and stairs leading to the first floor.

## Living Room

Window to front aspect, radiator, opening into;

## Kitchen/Dining Room

Window to rear aspect, range of contemporary kitchen units with work-top surfaces, sink unit with mixer tap, fitted appliances including dishwasher, washing-machine, fridge/ freezer, and oven with induction hob and extractor hood, radiator, door leading into;

## Conservatory

Windows and door to rear garden, low brick walling.

## First Floor Landing

Access to loft, storage cupboard with shelving, doors to;

## Bedroom One

Window to front aspect, radiator, storage with hanging rail.

## Bedroom Two

Window to rear aspect, radiator, storage with hanging rail.

## Bedroom Three

Window to front aspect, radiator.

## Bathroom

Upgraded suite with 'p' shaped bath with shower over and screen, wash hand basin set in unit with

mixer tap, wc, heated towel rail, part tiled walls and frosted window to rear aspect.

## Outside

### Front Garden

Open plan front garden with driveway parking leading to the garage, lawned area, path with steps to the front door.

### Rear Garden

Enclosed with generous lawned area, patio areas raised sleeper borders, personal door to garage.

### Garage

Found to the side of the property with up and over door, personal door to garden, power and light.

## Anti-Money Laundering (AML) Compliance

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.

Found in the cul-de-sac of Ash Close in Cam, Dursley, this beautifully presented, link detached, family home has been thoughtfully upgraded by the current vendors, making it an ideal choice for those seeking a modern yet comfortable living space.

Upon entering, you are welcomed by a spacious entrance hallway that leads into a bright and airy lounge with window to the front. The lounge seamlessly flows into a newly fitted kitchen and dining area, creating an inviting space for entertaining guests or enjoying family meals.

The first floor features a well-designed landing area that provides access to three bedrooms. The upgraded bathroom is both stylish and functional, catering to the needs of a busy family.

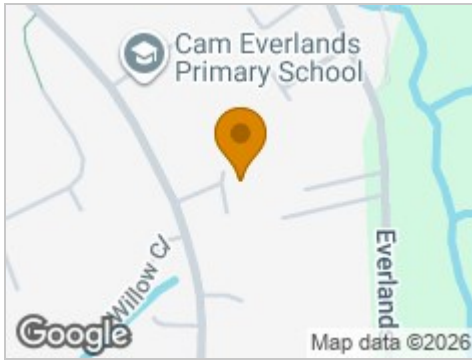
Externally, the property boasts an open plan front garden with driveway parking for two vehicles, leading directly to the garage found to the right of the property. The fully enclosed rear garden is ideal for children to play or for hosting summer barbecues, and includes a personal door to the garage for added convenience.

This home is perfectly situated in a popular area while still being close to local amenities including the sought after Cam Everlands Primary School. With its modern upgrades and family-friendly layout, this property is a must-see for anyone looking to settle in a welcoming community.

- Well Presented Link Detached Family Home
- Lounge opening into the Dining Area with Upgraded Kitchen
  - Contemporary Bathroom
  - Open Plan Front Garden
  - Driveway Parking with Garage
- Entrance Hallway
- Landing Area
- Three Bedrooms
- Enclosed Rear Garden
- Walking Distance of Cam Everlands Primary School



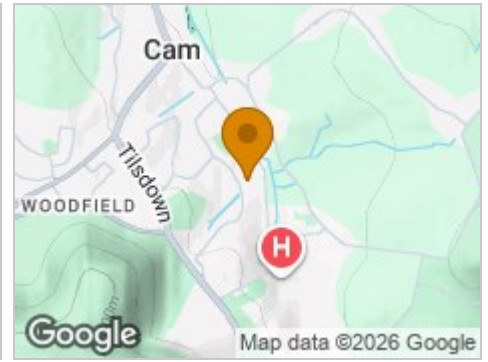
## Road Map



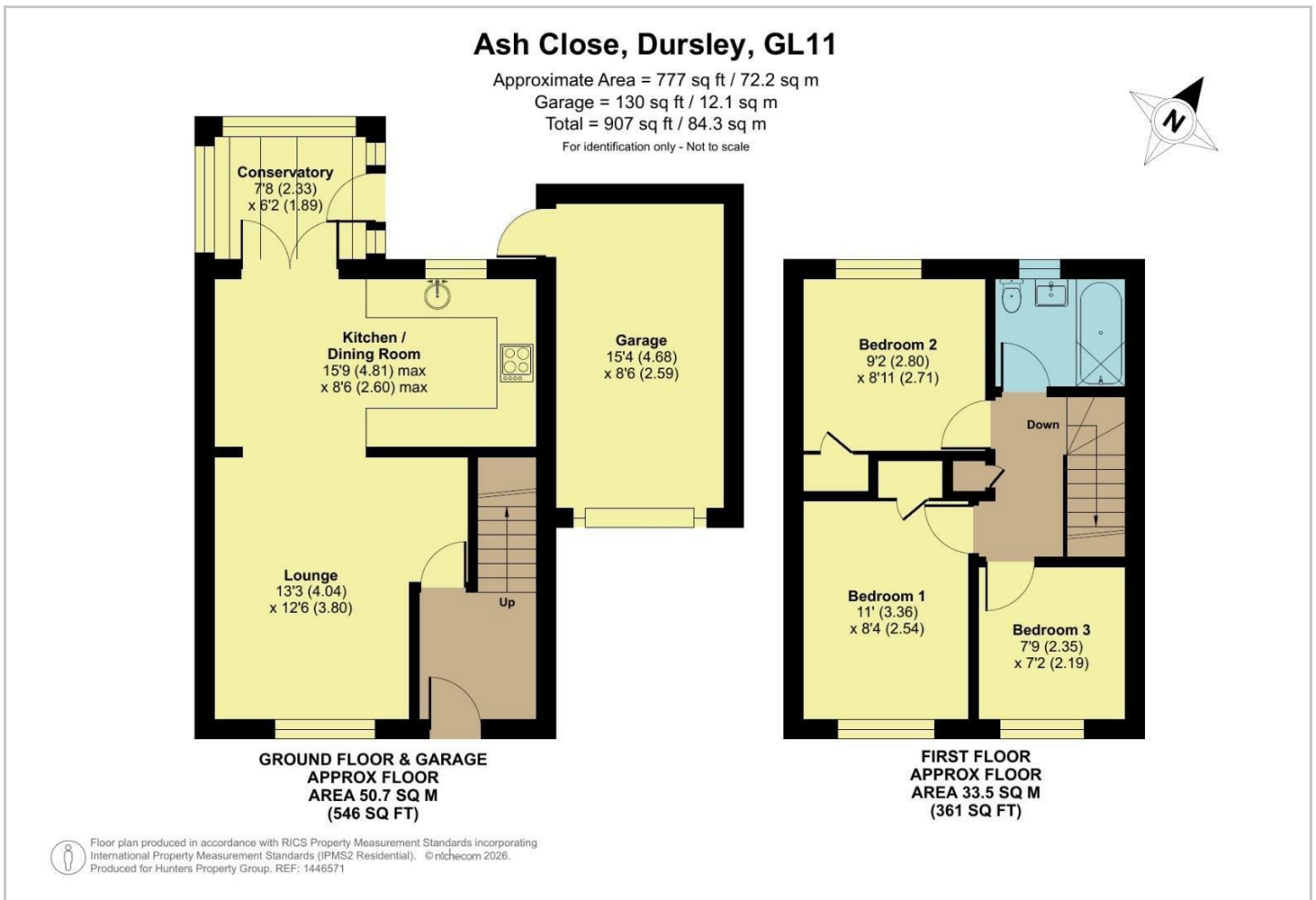
## Hybrid Map



## Terrain Map



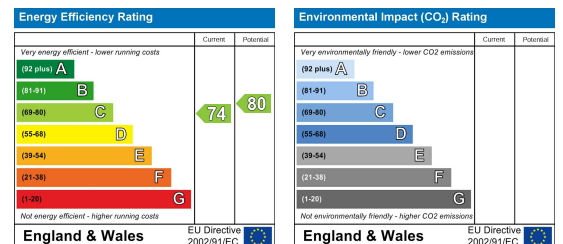
## Floor Plan



## 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.