

# HUNTERS®

HERE TO GET *you* THERE



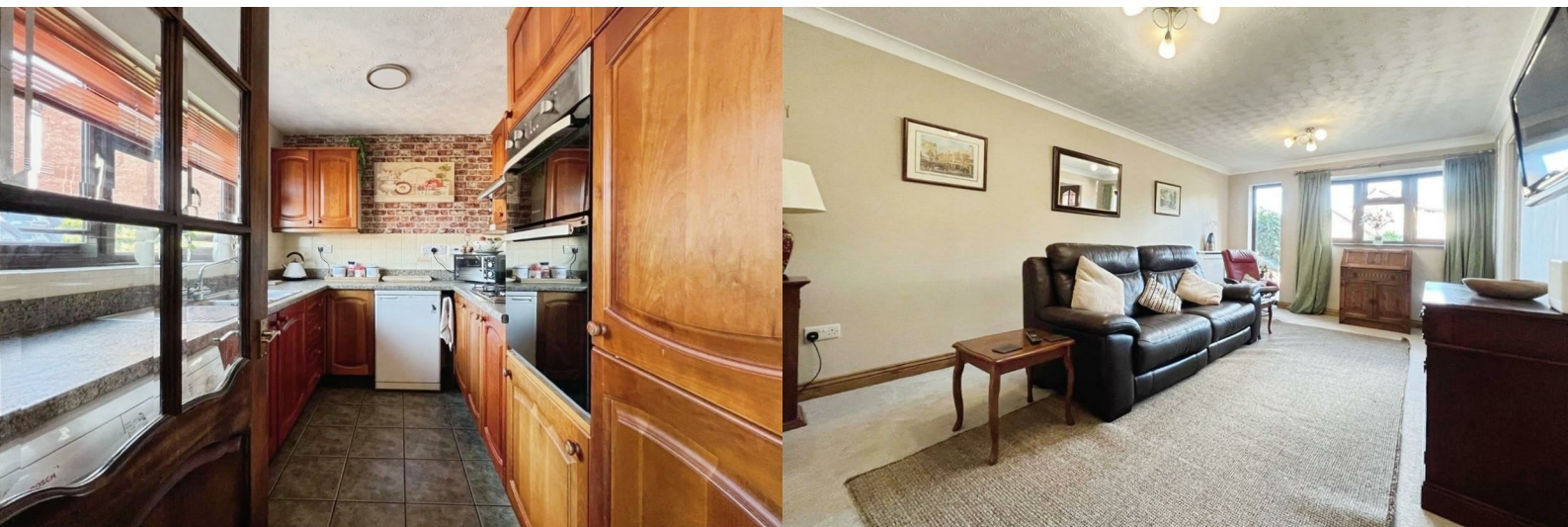
7 Shutehay Drive

Cam, Dursley, GL11 5UU

Guide Price £325,000



Council Tax: D





# 7 Shutehay Drive

Cam, Dursley, GL11 5UU

Guide Price £325,000



## Entrance Hall

Via double-glazed front door with matching side screen. Includes a cloak cupboard, an airing cupboard housing the hot water tank, and access to the loft.

## Lounge/Dining Room

(17'10" x 11'3") ((5.46m x 3.43m))

A spacious room with double-glazed windows to the front, two radiators, and an electrically operated curtain system.

## Kitchen

9'10" x 7'2" (3.02m x 2.2m)

Fitted with a selection of wood-fronted wall and base units with laminated work surfaces over. Features include a stainless steel single drainer sink, inset gas hob with extractor hood, double built-in oven, plumbing for a washing machine, and a Vaillant gas boiler providing heating and hot water. A double-glazed window overlooks the front.

## Bedroom One

3.13m x 3.47m

Includes fitted wardrobes, a radiator, and a double-glazed window looking out to the rear garden.

## Bedroom Two

9'11" x 9'0 (3.02m x 2.74m)

Benefits from a built-in wardrobe, radiator, and double-glazed window.

## Bathroom

Comprises a low-level WC, a vanity-style wash hand basin with storage beneath, a panelled bath with electric shower over, and extensively tiled walls.

## Outside

To the front, the garden is landscaped with gravel borders and various shrubs. A block-paved driveway provides off-road parking and leads to a detached garage measuring 5.68m x 2.89m, fitted with a roller door, power, and lighting. A side path and gate give access to the rear garden, which offers a paved patio area, a raised seating section, and a low-maintenance terrace with mature shrubs and trees.

## 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.

## Agents Note

Please note the property benefits from Solar Panels. There is a 25 year Lease Agreement with EcoVision Renewable Energy which commenced on 20th September 2011.

A well-presented two-bedroom detached bungalow located in a popular and established residential area of Cam. The accommodation comprises: entrance hall, lounge, fitted kitchen, two bedrooms, family bathroom and access to a useful loft space.

Outside, the property features a block-paved driveway providing off-road parking and access to a detached garage.

The rear garden is a particular highlight – fully enclosed with fenced boundaries, it enjoys a private, non-overlooked aspect. Designed for low maintenance and entertaining, it offers a tiered layout with patio seating areas, a variety of mature plants, shrubs, and trees, including an apple tree, providing a lovely outdoor space throughout the year. Gated side access adds convenience.

The property benefits from solar panels, however these are leased – please refer to our Agents Note.

Offered to the market with no onward chain.

- Detached bungalow with two bedrooms in a popular residential area
- Block-paved driveway providing off-road parking
- Rear garden: private and not overlooked, fully fenced, tiered layout with patio areas ideal for entertaining
  - Gated side access for convenience
- Lounge, fitted kitchen, two bedrooms, family bathroom, and loft space
  - Garage roller door
- Mature planting including shrubs, trees, and an apple trees
- Solar panels fitted (leased)





Road Map



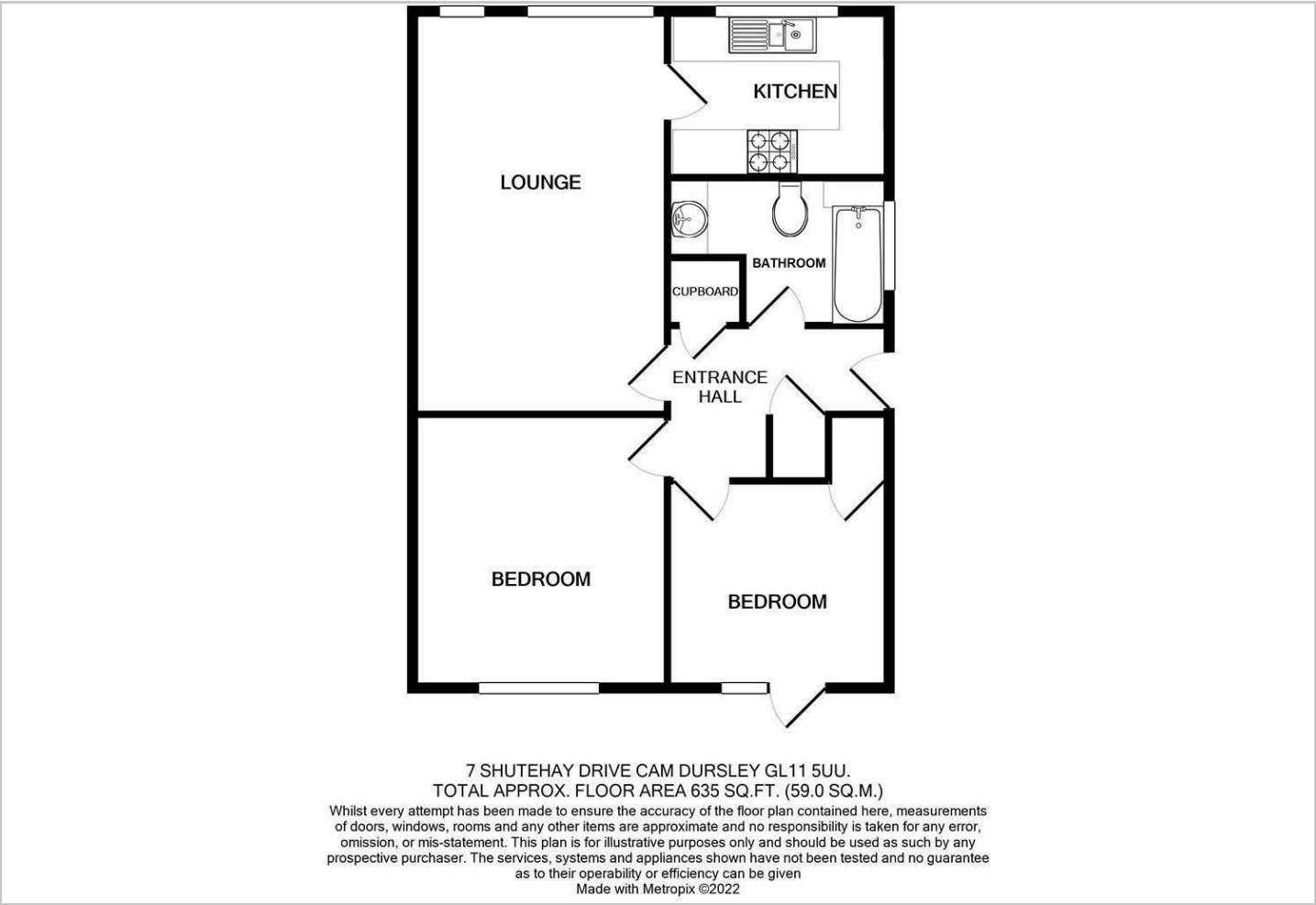
Hybrid Map



Terrain Map



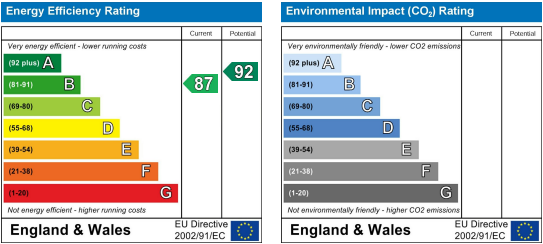
Floor Plan



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.