

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



14 Shutehay Drive

Cam, Dursley, GL11 5UT

Guide Price £310,000



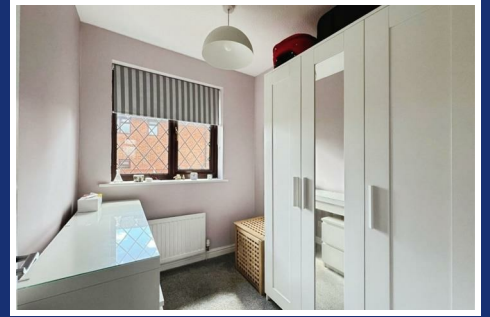
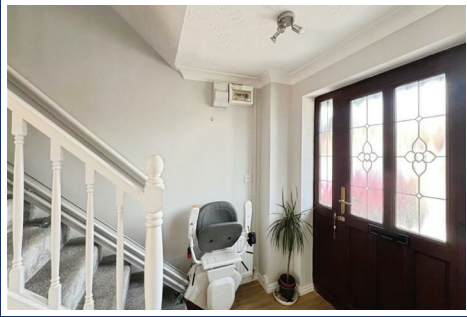
Council Tax: C



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£310,000



**\*\*SOLD PRIOR TO MARKETING – SIMILAR HOUSES REQUIRED\*\***

A well-presented three-bedroom semi-detached home situated within the popular Bovis estate in Cam and offered to the market with no onward chain.

The accommodation is thoughtfully arranged throughout and briefly comprises an entrance hall, a separate fitted kitchen to the front aspect, and a spacious open-plan lounge/dining room with access onto the rear garden.

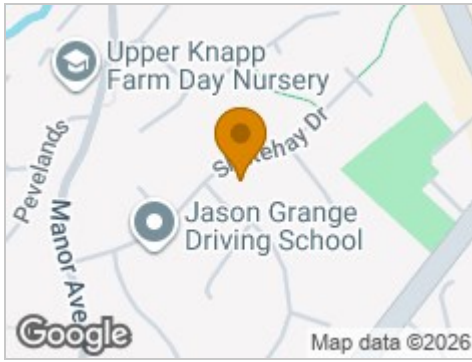
Upstairs, there are two well-proportioned double bedrooms, a third single bedroom, and a modern shower room.

Externally, the property benefits from a private south-facing rear garden, garage, and driveway parking to the front.

Shutehay Drive is ideally positioned within easy reach of local amenities, schools, and transport links, making it an excellent choice for families, first-time buyers, or those looking to downsize.



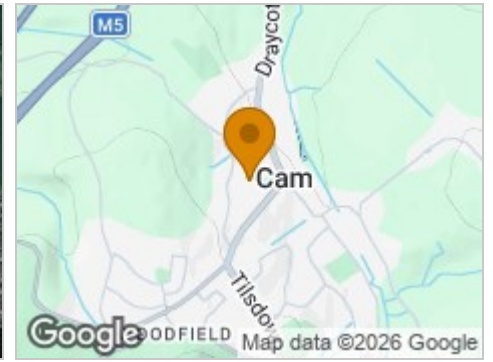
## Road Map



## Hybrid Map



## Terrain Map



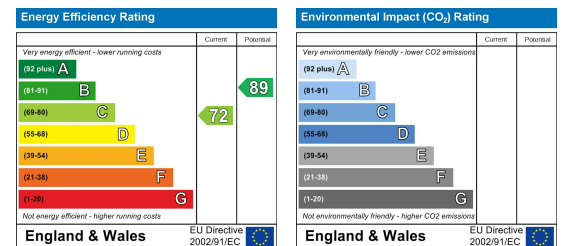
## Floor Plan



## 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.