

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 2 Box Road

Dursley, GL11 5DJ

Guide Price £375,000



Council Tax: D



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Dursley, GL11 5DJ

Guide Price £375,000



**\*\*OPEN HOUSE EVENT THIS SATURDAY – 13TH JUNE\*\*** A rare opportunity to purchase this substantial detached bungalow set within an extremely generous plot, the property offers an excellent project for renovation, allowing you to tailor it to your personal taste and style with the possibility of an additional plot in the garden, subject to the necessary consents.

On entering the property you are met by a hallway giving access to a lounge with bay window overlooking the front of the property with a further three bedrooms and lean-to, one again with bay window overlooking the front. The spacious kitchen/breakfast room is complemented by a convenient side lobby and cloakroom. There is also a bathroom and storage cupboard.

Outside, the property boasts a driveway that leads to a detached double garage found to the side of the property, providing plenty of space for vehicles or additional storage. The substantial rear garden is enclosed with pond.

With its prime location and potential for transformation, it is a rare find in the Cam area. The bungalow is perfect for an investor looking for a project, as it offers endless possibilities.

There are a good range of amenities available at Cam Village and Dursley Town with supermarkets, Primary Schools, Rednock Secondary School and leisure centre/swimming pool. The property is ideally located for those commuting to the larger centres of Bristol, Gloucester and Cheltenham with the M5 and A38 close by and within walking distance of Cam Railway Station with commuting routes to Bristol and London (Paddington) via Gloucester.

- Detached Bungalow Requiring Renovating
- Sitting in a Substantial Plot with Excellent Scope
  - Detached Double Garage to Side
- Lounge, Kitchen/Breakfast Room, Rear Lobby and Cloakroom
  - Three Bedrooms and Lean-to
  - Front Garden with Driveway Parking
  - Substantial Rear and Side Gardens
    - Driveway Parking



### **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.*

## Road Map



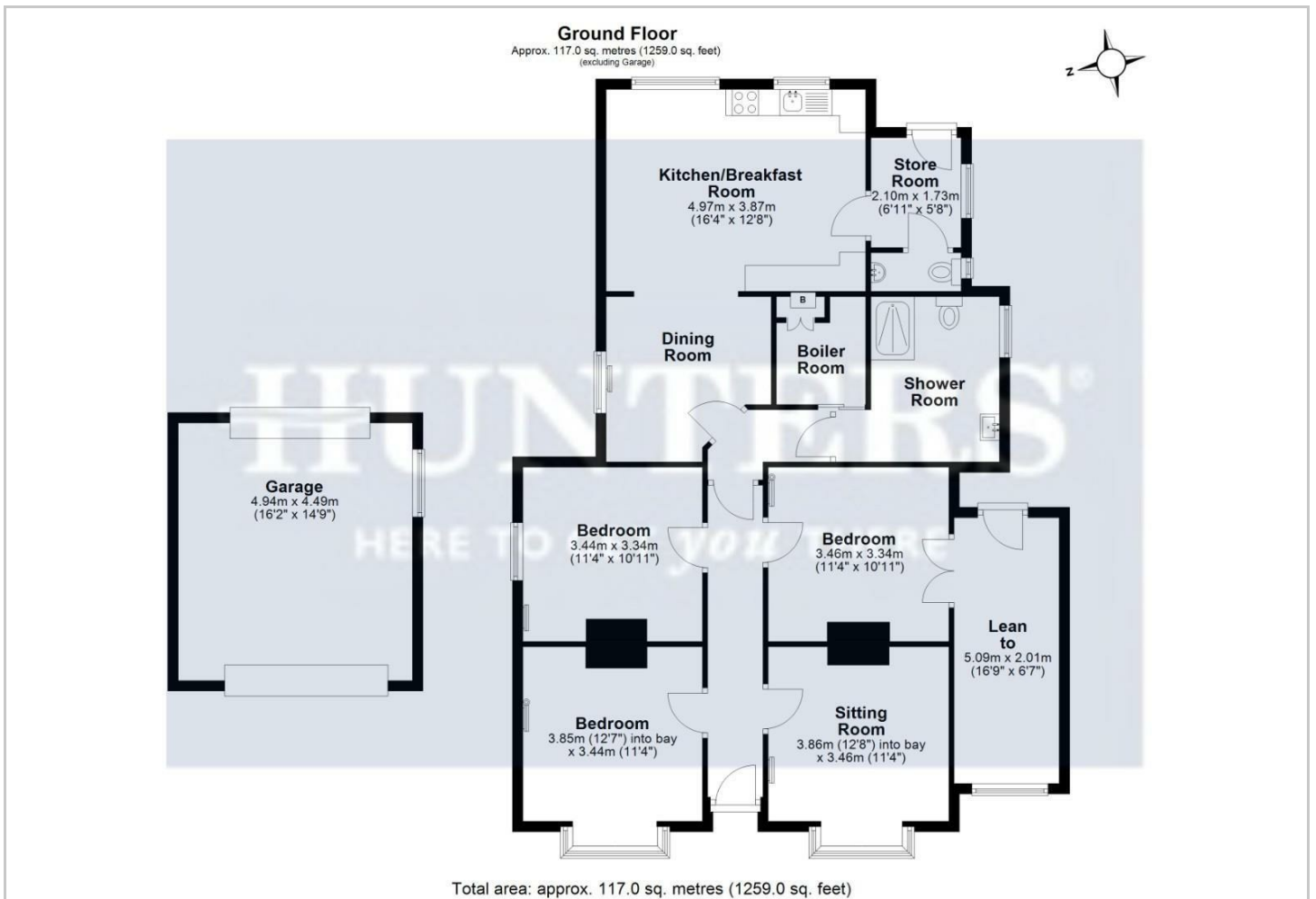
## Hybrid Map



## Terrain Map



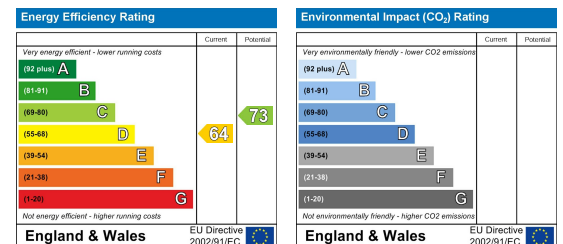
## Floor Plan



## 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.