HUNTERS®

HERE TO GET *you* THERE



9 Little Elms

Cam, Dursley, GL11 5FF

£310,000

3 2 1 B

Council Tax: C





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Situated in a tucked-away position within a popular modern development in Cam, this beautifully presented three-bedroom semi-detached home has been tastefully decorated by the current owners and benefits from the remainder of its 10-year NHBC warranty, together with stylish fitted window shutters to several rooms.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, an attractive lounge to the front and a stylish kitchen/dining room complete with modern units, appliances and direct access to the rear garden, providing an ideal space for both everyday living and entertaining.

To the first floor are three well-appointed bedrooms, with the principal bedroom benefiting from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.

Externally, the enclosed rear garden features a block-paved seating area, lawn and convenient side access, offering a lovely space to relax and enjoy the warmer months. To the front of the property is off-road parking for two to three vehicles, together with an EV charging point.

Beautifully maintained throughout, this delightful home offers modern, low-maintenance living within easy reach of local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the quality of presentation and all that this property has to offer.

- Beautifully presented three-bedroom semi-detached home
- Tucked-away position within a popular modern development
- Remainder of 10-year new-build warranty
- Tastefully decorated by the current owners
- Attractive lounge with fitted window shutters
- Stylish kitchen/dining room with modern appliances
- Three well-appointed bedrooms
- Principal bedroom with en-suite shower room
- Enclosed rear garden with patio and lawn
- Off-road parking for two vehicles & EV Charging Port

Cam is a popular and well-connected village situated on the edge of the Cotswold escarpment, offering an excellent range of local amenities, including a Tesco supermarket, independent shops, cafés, a doctors' surgery and well-regarded primary schools. The neighbouring market town of Dursley provides a wider range of shopping, leisure and educational facilities, including Rednock Secondary School.

The surrounding countryside offers an abundance of scenic walks, including access to the Cotswold Way, making the area particularly appealing to those who enjoy outdoor pursuits. Cam and Dursley railway station provides convenient links to Bristol and Gloucester, whilst the nearby A38 and M5 motorway offer excellent commuting opportunities to Bristol, Gloucester and Cheltenham.

Combining everyday convenience with beautiful surrounding countryside, Cam is a desirable location for families, professionals and commuters alike.

Tel: 01453 542 395



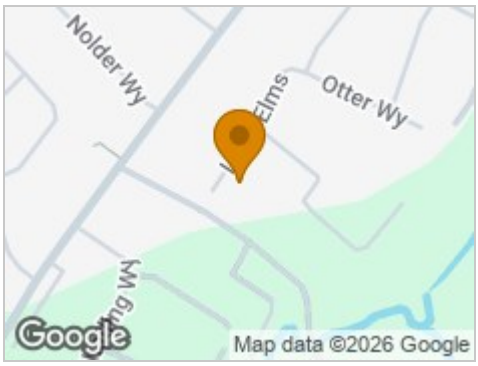








Road Map



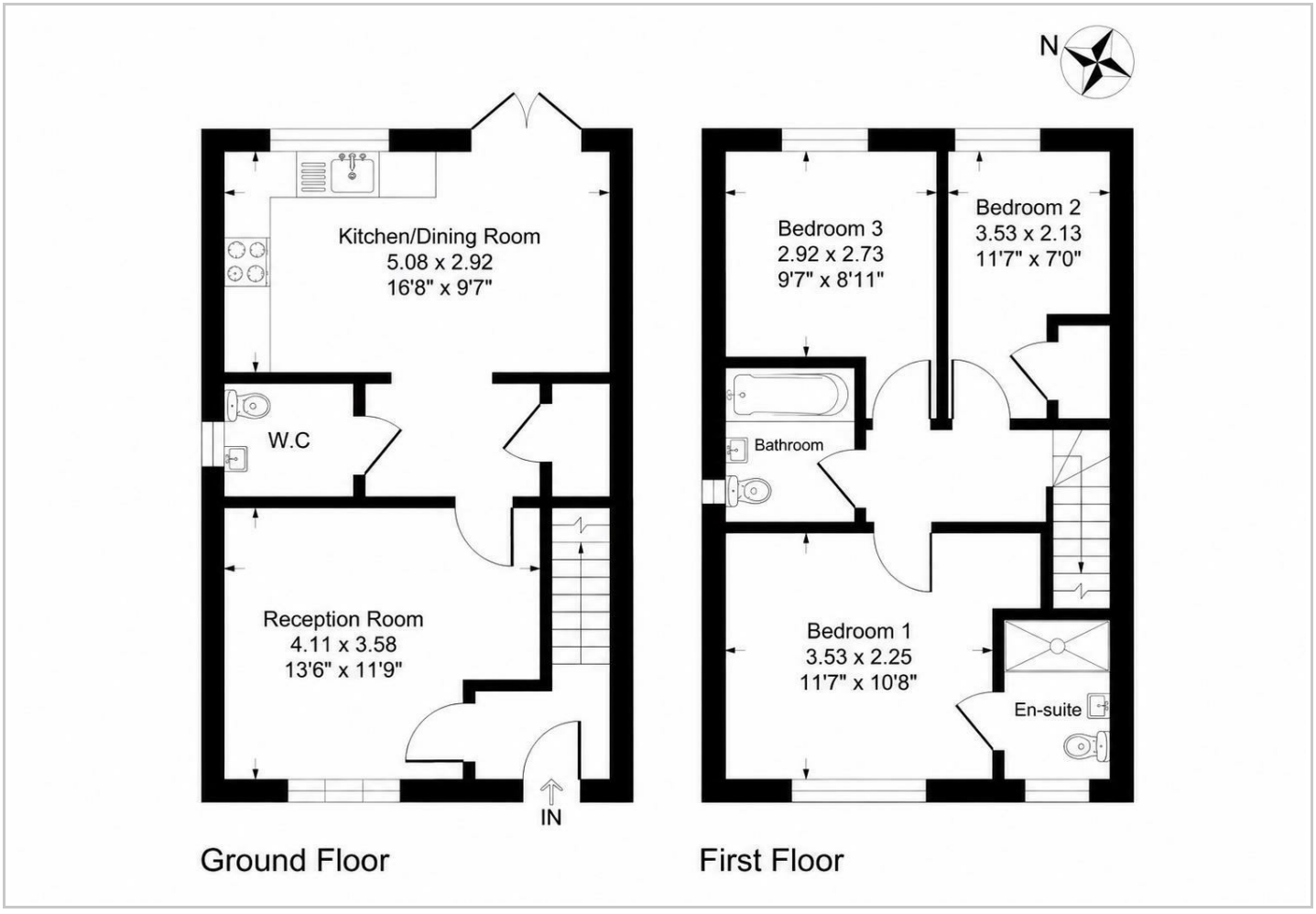
Hybrid Map



Terrain Map



Floor Plan



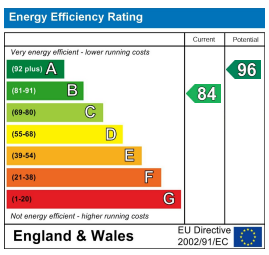
Viewing

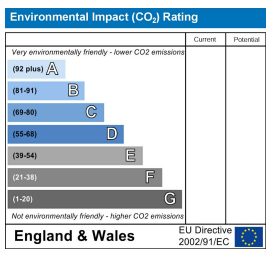
Please contact our Hunters Dursley Office on **01453 542 395** if you wish to arrange a viewing appointment for this property or require further information.

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.

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.

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