

HUNTERS[®]

HERE TO GET *you* THERE



21 Rowley

Cam, GL11 5NT

£350,000



Council Tax: A



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Entrance Hall

Front door leading into hallway, stairs to the first floor, window to side, two radiators, under stairs storage cupboard and door leading to side passage.

Lounge

13'10 x 11'5 (4.22m x 3.48m)

Window to front, feature fireplace and radiator.

Kitchen/Dining Room

Fitted units with worktop surfaces, sink unit with mixer tap, space for washing machine and fridge/freezer, fitted oven and gas hob with extractor hood over, window and French doors to rear. Worcester boiler (annually serviced) and radiator.

Side Passageway

Covered with doors to front and rear.

First Floor Landing

Window to side and loft access.

Bedroom One

13'7 x 10'6 (4.14m x 3.20m)

Fitted wardrobe with hanging rail and radiator, window to front and radiator.

Bedroom Two

10'6 x 10'1 (3.20m x 3.07m)

Window to rear and radiator.

Bedroom Three

7'5 x 6'11 (2.26m x 2.11m)

Window to front and radiator.

Bathroom

Suite comprising of bath with mixer tap, shower over

and screen, part tiled walls, low flush wc, wash hand basin set in unit, frosted window and radiator.

Outside

Parking to the front for two vehicles with garage, side passageway leading to the rear garden with raised decking area, trees with lawn backing onto the River Cam.

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.

Nestled in a peaceful setting with stunning views over open fields, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living and countryside charm.

The garden is a true sanctuary - full of nature, with the River Cam gently running through the rear, creating a serene and picturesque backdrop. Enjoy lazy afternoons on the balcony or in the seating area, ideal for relaxing or entertaining friends and family.

Inside, the property has been thoughtfully renovated to a high standard, featuring a newly renovated kitchen, an updated bathroom, and a cosy sitting room, all complimented by tasteful décor throughout. Upstairs, three comfortable bedrooms are served by a stylish family bathroom, completing this charming home.

To the front, a driveway provides parking for two vehicles alongside a single garage, and a lean-to offers additional storage or the potential for a utility space.

A rare opportunity to own a property that combines modern comfort with idyllic countryside living - perfect for families or anyone seeking a peaceful retreat.

- Three-Bedroom Semi-Detached Home Set Back From the Road
- Cosy Sitting Room
- Modern Bathroom Suite
- Driveway Providing Parking For Two Cars
- Lean-To Offering Storage or Potential Utility Space
- Beautifully Presented Throughout
- Kitchen/Dining Room with French Doors leading onto Seating Area
- Garden Full of Nature With the River Cam Running Through the Rear
- Single Garage
- No Onward Chain



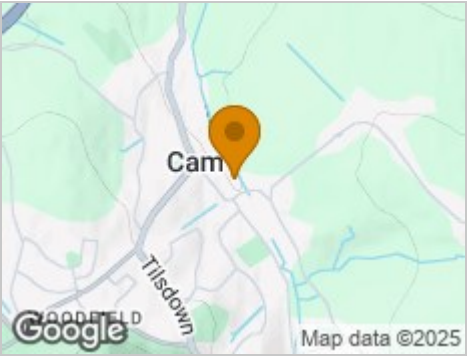
Road Map



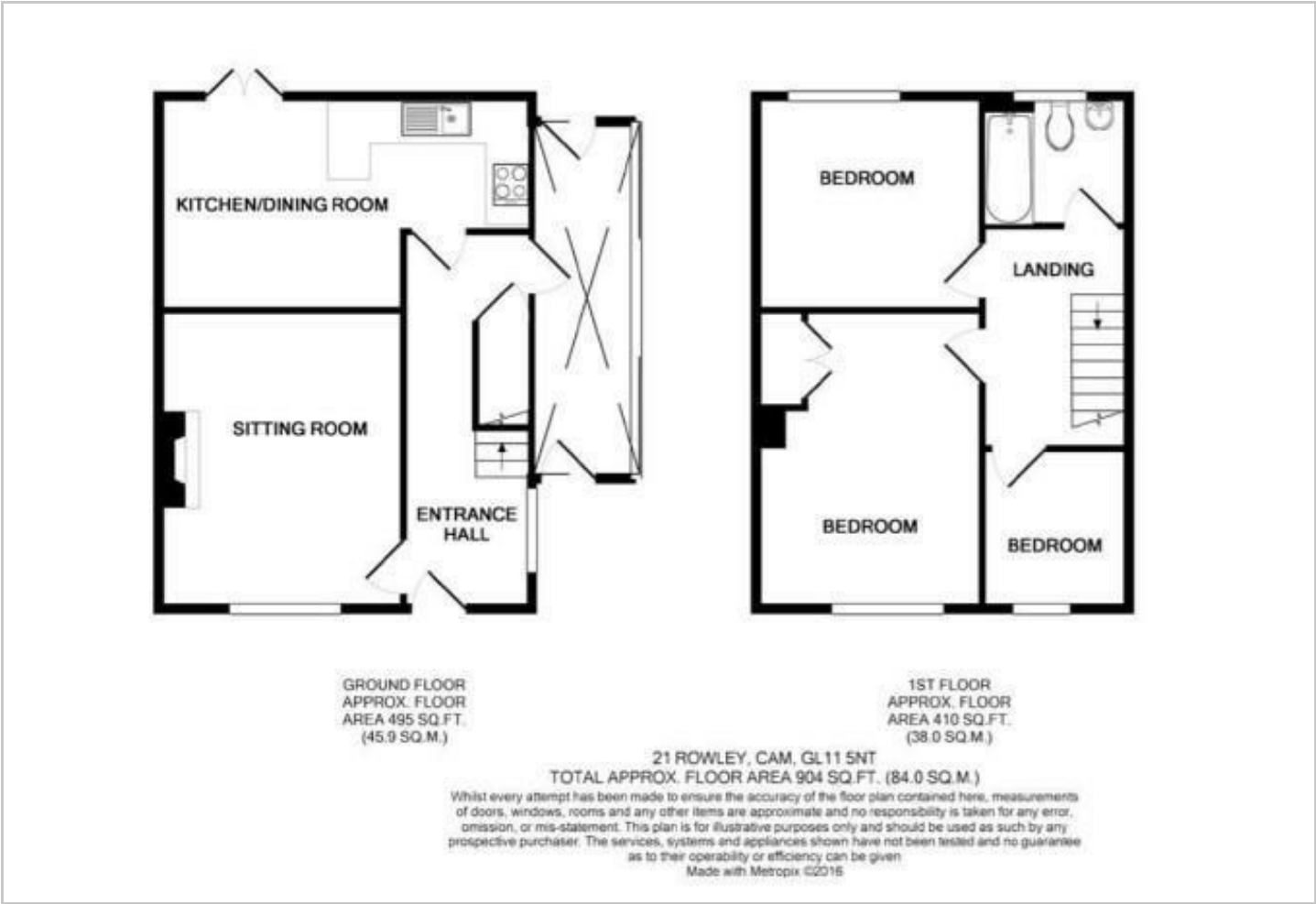
Hybrid Map



Terrain Map



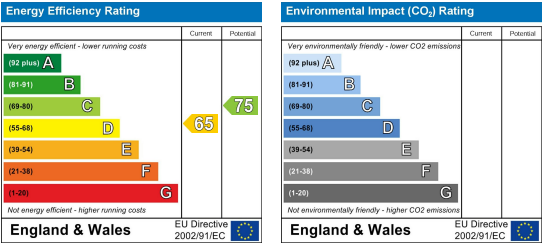
Floor Plan



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.