

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



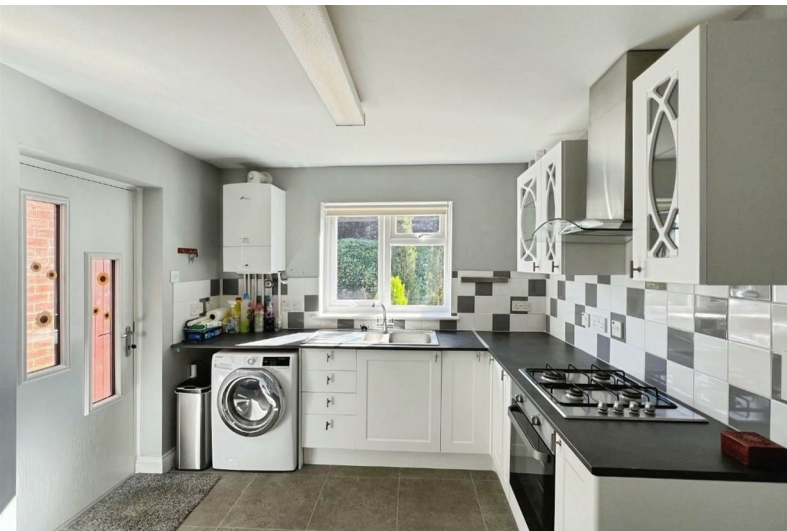
## 3 Chapel Court, The Quarry

Cam, GL11 6JB

Guide Price £325,000



Council Tax: C



# 3, Chapel Court The Quarry

Cam, GL11 6JB

Guide Price £325,000



\*\*\* NO CHAIN \*\*\* Situated in a quiet and popular cul-de-sac in the village of Cam, this well-maintained two-bedroom bungalow offers comfortable, single-level living with attractive views of the nearby chapel. The property is ideal for those looking to downsize or for anyone seeking a low-maintenance home in a convenient yet peaceful setting.

Internally, the bungalow features two good-sized double bedrooms, a modern shower room with built-in units, and a spacious kitchen with room for a table and chairs, along with direct access to the rear garden. The lounge includes a gas fireplace and opens into a bright conservatory, providing further access to the garden and a pleasant space to relax.

Externally, the rear garden is private and enclosed with fenced boundaries and useful side access. To the front, the property enjoys a low-maintenance garden with mature planting and an established apple tree, as well as block-paved driveway parking leading to the garage. Additional built-in storage adds to the functionality of the home.

Offered to the market with no onward chain, this is a rare opportunity to purchase a well cared for bungalow in a sought-after location of Cam.

Located in Chapel Court, Cam, this property enjoys a quiet cul-de-sac setting while remaining within easy reach of a range of amenities. Cam offers a friendly community atmosphere with a selection of local shops, a Tesco supermarket, primary schools, cafés, and pubs. The neighbouring market town of Dursley is just a short drive away and provides additional shopping, leisure, and healthcare facilities.

For commuters, Cam benefits from its own mainline railway station (Cam & Dursley) with direct services to Gloucester, Bristol and beyond, as well as convenient access to the A38 and M5 motorway, making it ideal for those travelling to Bristol, Cheltenham or the Midlands.

Surrounded by beautiful countryside, the area is well-known for its walking routes including the nearby Cotswold Way, offering an ideal balance of town and country living.

## Entrance Hallway

### Lounge

11'01 x 18' (3.38m x 5.49m)

### Conservatory

7'10 x 9'02 (2.39m x 2.79m)

### Kitchen

9'05 x 11'08 (2.87m x 3.56m)

### Bedroom One

11'01 x 12'10 (3.38m x 3.91m)

## Bedroom Two

7'09 x 9'06 (2.36m x 2.90m)

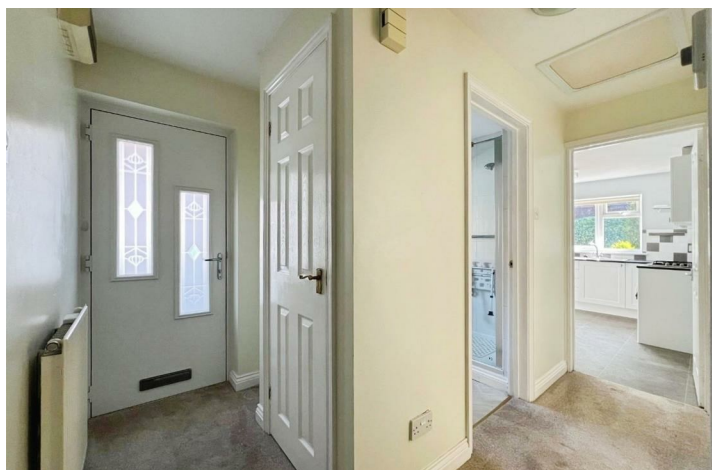
## Shower Room

### 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.

Tel: 01453 542 395

- Well-presented two-bedroom bungalow in a peaceful cul-de-sac
    - Two good-sized double bedrooms
  - Spacious kitchen with room for a table and chairs, and direct garden access
  - Bright conservatory opening onto the rear garden
  - Block-paved driveway with off-road parking leading to garage
- Popular location with attractive views of the nearby chapel
    - Modern shower room with built-in units
    - Comfortable lounge with gas fireplace
  - Private, enclosed rear garden with fenced boundaries and side access
    - Offered with no onward chain



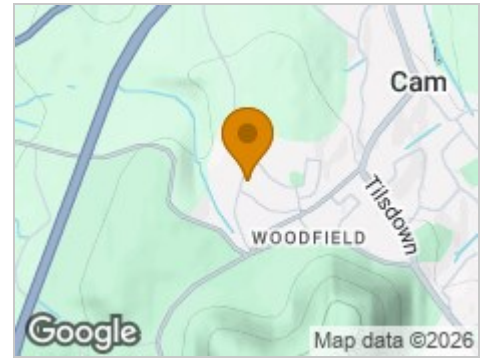
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



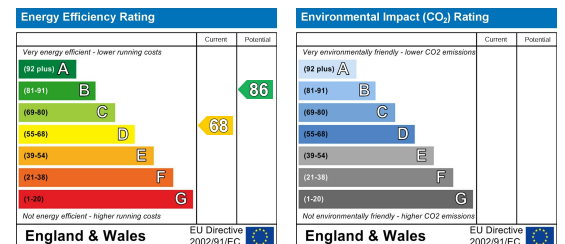
3 CHAPEL COURT, THE QUARRY, DURSLEY, GL11 6JB.  
TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.