HUNTERS®

HERE TO GET *you* THERE



20 Signal Road

Cam, Dursley, GL11 5FB

£385,000

4 2 1 B

Council Tax: D





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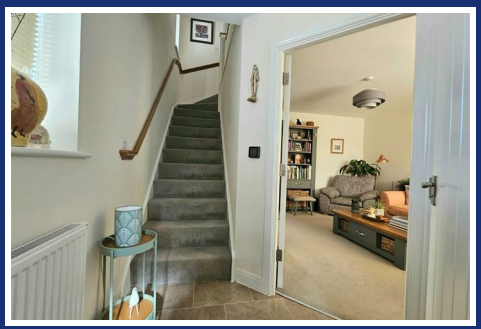
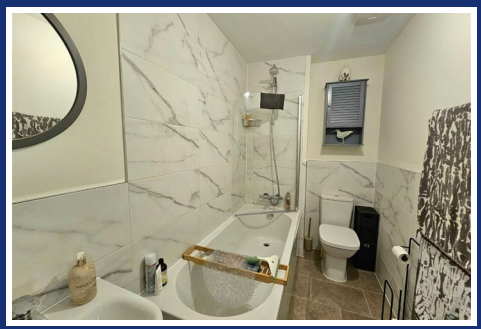






Built approx 3 years ago by Wain Homes, with the remainder of the builders warranty, this impressive semi-detached house is situated within close proximity of the railway station allowing great access to the larger cities for people who commute.

With a pleasant open outlook to the front, and being positioned near to the park, the property offers good size family accommodation arranged over three floors.

On the ground floor an entrance hallway leads to a cloakroom and a living room overlooking the front of the property with door leading to the kitchen/dining room to the rear with integrated appliances including dishwasher, washing-machine, fridge/freezer and gas hob with electric oven.

Stairs leads to the first floor where you will find two double bedrooms, one with fitted wardrobe, with a further single bedroom/study and family bathroom.

The second floor houses the spacious principle bedroom with window to the front aspect and further keylite window, fitted wardrobe and the added benefit of an air conditioning unit. The en-suite shower room has a corner shower with keylite window.

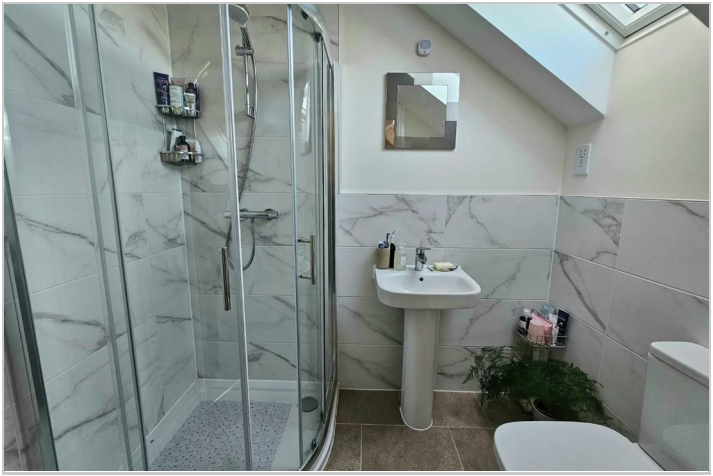
Outside the property has a spacious paved area enclosed by railings with path to front door. There is driveway parking to the side of the property for two/three cars leading to the detached garage with up and over door, power and light. The rear garden has an abundance of plants and shrubs with lawn area, patio paved area and garden shed.

- Impressive Four-Bedroom Semi-Detached Family Home
- Spacious Accommodation Arranged Over Three Floors
- Generous Lounge with Pleasant Open Outlook
- Contemporary Family Bathroom and Ground Floor Cloakroom
- Driveway Parking for Two/Three Vehicles
- Built Approximately Three Years Ago by Wain Homes
- Modern Kitchen/Dining Room with Integrated Appliances
- Principal Bedroom with Fitted Wardrobe, En-Suite & Air Conditioning Unit
- Detached Garage with Power and Light
- Close to Cam & Dursley Railway Station and Local Amenities

Signal Road is located on the outskirts of Cam and is easily accessible to Cam village amenities and local schools. The property is conveniently positioned for the A38 and M5 for those commuting to the larger centres of Bristol, Gloucester and Cheltenham and there is also a mainline train station close by at Box Road serving Bristol and London (Paddington) via Gloucester.







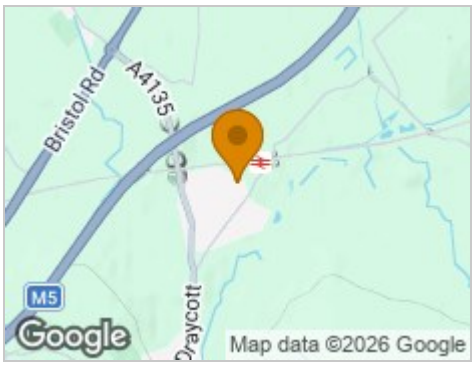
Road Map



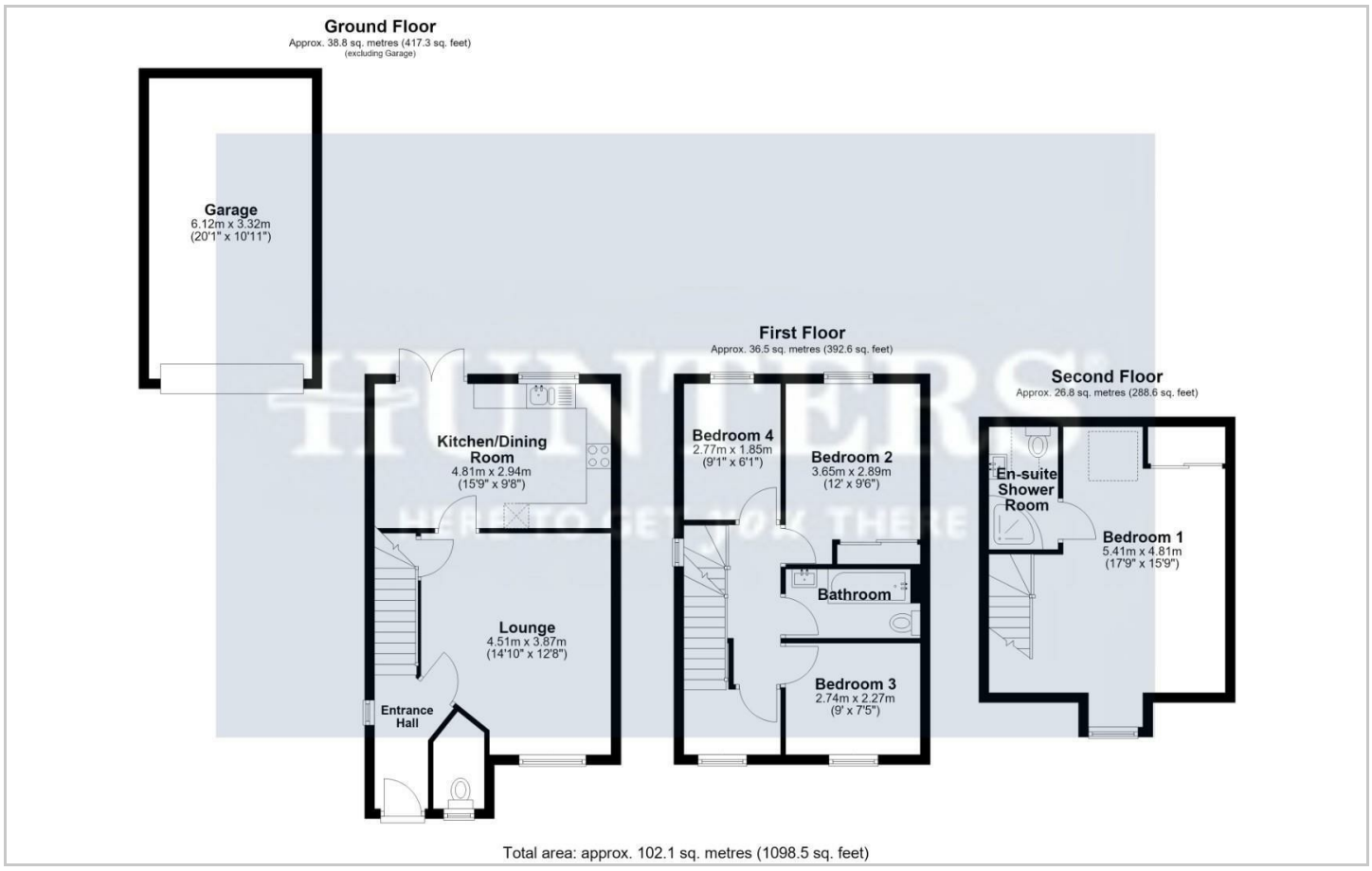
Hybrid Map



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.

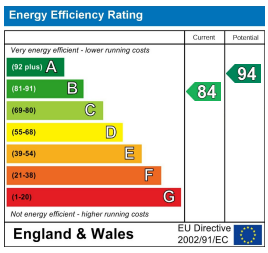
Agents Note

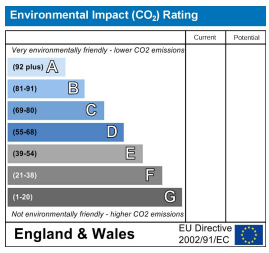
Please note there is an annual maintenance charge for this property of approx £266.48 per annum.

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.

18 Parsonage Street, Dursley, GL11 4EA
Tel: 01453 542 395 Email: dursley@hunters.com https://www.hunters.com