



15 Elstub Lane, Cam, Dursley GL11 6JQ
£450,000

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EXCLUSIVE



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Nestled in the charming area of Elstub Lane, Cam, this impressive modern bungalow offers a perfect blend of comfort and convenience. With ready to move into accommodation the property offers a welcoming entrance hall with modern kitchen comprising fitted appliances including Neff gas hob and oven, fridge/freezer and dishwasher with doors leading into the living room with a very light and airy conservatory leading into the enclosed private garden. With bedroom one offering ensuite and fitted double wardrobes, a further two double bedrooms and good size bathroom this property is ideal for families or those seeking a peaceful retreat. To the front driveway parking with gate leading to the rear enclosed garden mainly laid to lawn. Rarely available in this location and offering no onward chain an internal viewing is highly recommended.

Elstub Lane is a semi-rural position yet by no means isolated being within easy reach of Cam Village with its Tesco's Supermarket and local Primary School and Dursley Town Centre with its full range of day-to-day shopping, schooling and recreational facilities. Within walking distance lovely countryside greets you with views and footpaths offering local walks close by. The A38 and M5 motorway offer easy commuting to the larger cities of Bristol, Gloucester and Cheltenham and there is a main line train station at Box Road, Cam; serving Bristol to London via Gloucester.





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.

- Detached Modern Bungalow
- Three Double Bedrooms
- Ensuite and Separate Bathroom
- Lounge
- Conservatory Leading to Garden
- Kitchen With Fitted Appliances
- Off Road Parking for Several Cars
- Enclosed Rear Garden
- No Onward Chain



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. 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.

Ground Floor

Approx. 86.7 sq. metres (933.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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