HUNTERS®

HERE TO GET *you* THERE

32 Cam Pitch

Cam, Dursley, GL11 5FS

£305,000

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Council Tax: D

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Hunters are pleased to offer for sale this beautifully presented three-bedroom detached home, situated within the popular village of Cam. The property offers modern and well-proportioned accommodation arranged over two floors, together with off-road parking and an attractive low-maintenance rear garden.

The accommodation begins with an entrance hallway providing access to the principal ground-floor rooms. The kitchen is fitted with a range of contemporary wall and base units, providing ample storage and preparation space, with the added benefit of a separate utility room located just off the kitchen, offering further storage and space for additional appliances.

To the rear of the property is the living/dining room, providing a comfortable and versatile space for both everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating an excellent connection between the indoor and outdoor spaces. A useful ground-floor cloakroom completes the accommodation on this level.

On the first floor, the landing provides access to three well-proportioned bedrooms, offering flexibility for families, guests or those requiring a home office. The bedrooms are served by a modern family bathroom fitted with a contemporary white suite with bath and separate shower cubicle.

Outside, the rear garden has been thoughtfully designed to provide an attractive yet easy-to-maintain outdoor space. A generous paved patio provides an ideal area for garden furniture, barbecues and outdoor entertaining, while the remainder is laid to artificial lawn. The garden is enclosed by timber fencing and also benefits from a useful timber shed.

The property further benefits from off-road parking, conveniently positioned alongside the house.

The location is ideal for access to both Cam Village with its Tesco's Supermarket and the bustling town centre of Dursley with shopping centre, Sainsbury's Supermarket, doctor's surgery, dentist and leisure centre/swimming pool. There are excellent primary schools and Rednock Secondary School close by.

Communications are excellent via the A38 and M5 motorway and there is also a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

- Three-bedroom detached home
- Beautifully presented throughout
- Separate utility room off the kitchen
- French doors opening onto the rear garden
- Low-maintenance rear garden
- Popular Cam location
- Modern fitted kitchen
- Spacious living/dining room
- Three well-proportioned bedrooms
- Attractive stone frontage

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.

Agents Note

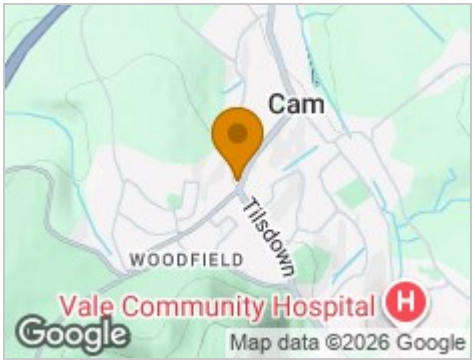
There is a private management company for the estate with a charge payable. Please enquire with agent.

Tel: 01453 542 395

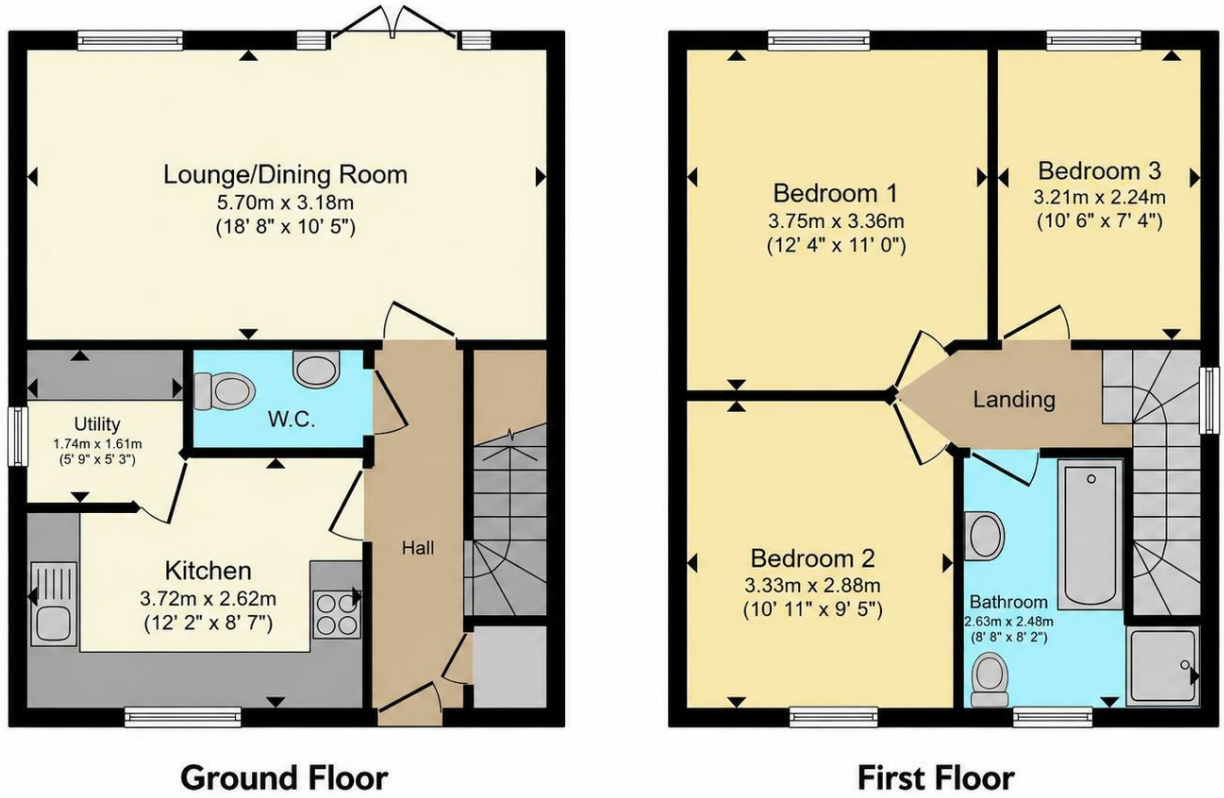
Road Map

Hybrid Map

Terrain Map



Floor Plan



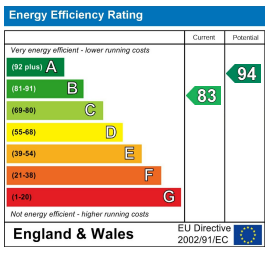
Total floor area 81.8 m² (881 sq.ft.) approx

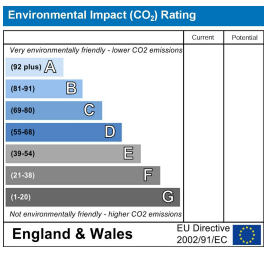
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own itw inspections).

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.

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