

# HUNTERS®

HERE TO GET *you* THERE



36 Rowley

Cam, Dursley, GL11 5NT

£330,000

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Council Tax: C



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## Entrance Hall

Front door leading into hall with radiator, under stairs cupboard with spaces for washing machine and tumble dryer, stairs to the first floor.

## Living Room

13' x 13' (3.96m x 3.96m)

Windows to front and side offering natural light through the room with radiator and wood burning stove.

## Second Reception/Family Room

16' x 7'04 (4.88m x 2.24m)

Windows to the front, radiator and french doors leading onto the garden.

## Kitchen/Dining Room

11' x 13'11 (3.35m x 4.24m)

Range of fitted units with worktop surfaces, stainless steel sink unit with mixer tap, window to the rear, space for dishwasher, fitted oven and grill, five ring gas hob with extractor hood over, space for fridge/freezer, radiator and inset spot lights.

## Inner lobby

Door leading to the rear garden.

## Cloakroom

Low flush wc, corner sink unit, radiator and window.

## First Floor

With loft access, cupboard housing gas boiler and second storage cupboard with slatted shelving.

## Bedroom One

13' x 13' (3.96m x 3.96m)

Windows to the front and side, radiator.

## Bedroom Two

11' x 11' (3.35m x 3.35m)

Window to the rear, radiator and storage cupboard with hanging rails.

## Bedroom Three

7'09" x 9'07" (2.36m x 2.92m)

Window to the front with views to Cam Peak, radiator.

## Bathroom

Suite comprising of panelled bath with shower over and screen, low flush wc, wash hand basin with mixer tap, frosted window, heated towel rail and inset spot lights.

## Outside

To the front driveway providing off road parking, front garden with raised vegetable beds and seating area, side access with power point, storage sheds with log store giving access to the rear enclosed garden with lawn, patio and flower beds. Outside lighting and panelled fencing.

## 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.

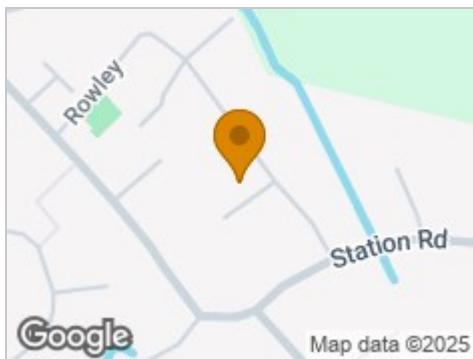
Close to local amenities and offering ready to move into accommodation we are delighted to offer for sale this well proportioned semi detached house in sought after location of Rowley, Cam. On the ground floor an entrance hallway leading into a light and airy living room, second reception offering numerous roles as a family room or office, kitchen/dining room to the rear with downstairs cloakroom. On the first floor three good size bedrooms and family bathroom. Outside to the front driveway providing off road parking and front garden with vegetable beds and access to the side leading to the rear enclosed garden.

Being only a short distance for access into the Village of Cam offering local amenities to include Supermarket, Post Office, Doctors, Dentist and Café. For keen walkers the Countryside is situated close by, two primary schools, Cam Hopton and Cam Everlands. For people travelling further afield the property is less than two miles from the Railway Station in Box Road, Cam which offers links to Bristol and Gloucester.

- Semi Detached House
- Downstairs Cloakroom
- Enclosed Rear Garden
- Two Reception Rooms
- Three Bedrooms
- Off Road Parking Driveway
- Kitchen/Dining Room
- Family Bathroom
- Close to Amenities



## Road Map



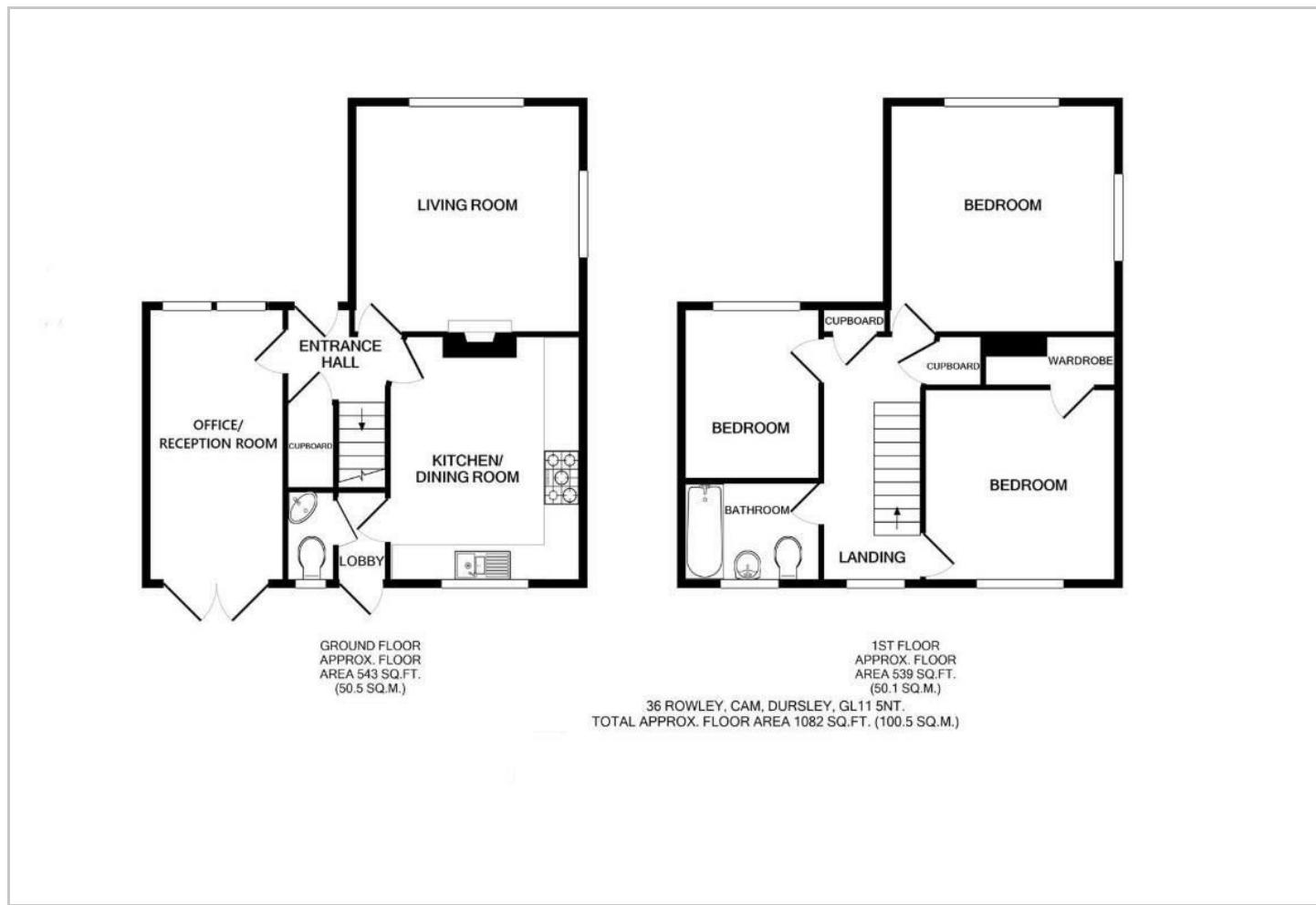
## Hybrid Map



## Terrain Map



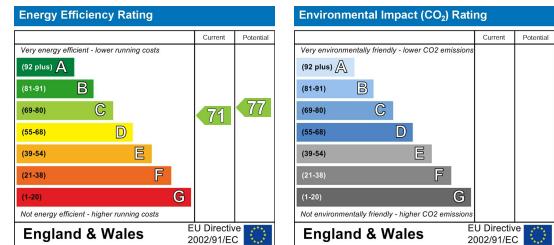
## Floor Plan



## 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.