

HUNTERS®

HERE TO GET *you* THERE



6 Station Road

Cam, Dursley, GL11 5NR

£220,000



- Offered to the market with No Onward Chain
- In need of modernisation throughout
- Two reception rooms
- Conveniently located for Cam Hopton and Cam Everlands Primary Schools
- Ideal first-time purchase, investment opportunity or project property
- End-terrace home offering excellent potential
- Three first-floor bedrooms
- Useful outbuildings
- Less than two miles from Cam & Dursley Railway Station with direct links to Bristol and Gloucester
- Close to scenic countryside walks



Offered to the market with no onward chain, this end-terrace home presents an excellent opportunity for buyers looking to modernise and create a property to their own taste.

The accommodation comprises two reception rooms, a kitchen and a downstairs bathroom, with three bedrooms located on the first floor. Externally, the property benefits from side access leading to the rear garden, where there are also useful outbuildings.

The property is conveniently situated within easy reach of Cam village, offering a range of local amenities including a supermarket, post office, doctors' surgery, dentist and café/bistro. For those who enjoy the outdoors, nearby countryside walks are within close proximity, while families are well served by local primary schools including Cam Hopton and Cam Everlands.

For commuters, Cam & Dursley railway station is less than two miles away, providing links to Bristol, Gloucester and beyond.

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.

Area Map



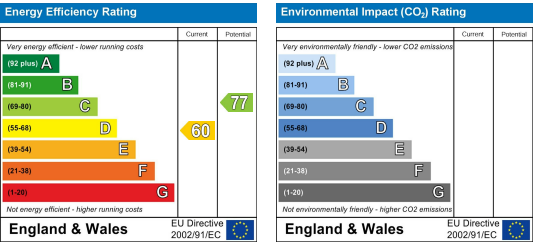
Floor Plan



Total area: approx. 79.6 sq. metres (856.8 sq. feet)



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.