HUNTERS®

HERE TO GET *you* THERE

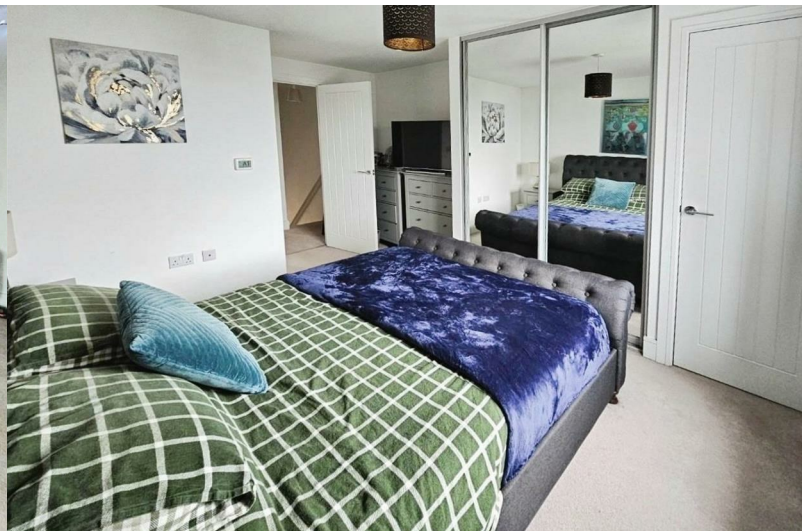
15 Goldfinch Edge

Cam, Dursley, GL11 5FP

£279,950

2 1 1 B

Council Tax: B



15 Goldfinch Edge

Cam, Dursley, GL11 5FP

£279,950

Canopy Entrance Porch
Via part glazed front door, leading to;

Entrance Hallway
Stairs leading to the first floor, lvt flooring, door to;

Kitchen
10'9 x 8'8 (3.28m x 2.64m)
Fitted with a range wall and base units with work-surfaces over, stainless steel sink and drainer unit, range of built-in appliances including dishwasher, fridge/freezer, oven and hob unit with extractor hood over, stainless steel splash-back, space for washing machine. lvt flooring, window to front aspect, radiator and understairs storage cupboard, door to;

Cloakroom
Low level wc, corner wash hand basin, radiator and lvt flooring.

Lounge/Dining Room
18'8 x 12'1 (5.69m x 3.68m)
French doors to rear garden, two radiators.

First Floor Landing
From the entrance hall stairs lead to first floor landing with access to the loft space, doors to;

Bedroom
14' x 12' max (4.27m x 3.66m max)
Window to rear aspect, fitted wardrobes with sliding mirror doors, cupboard housing Vaillant combination boiler, radiator.

Bedroom
12' x 10'4 narr to 8'9 (3.66m x 3.15m narr to 2.67m)
Two windows to front aspect, radiator.

Bathroom
Window to side aspect, part tiled walls, bath with over-bath shower and screen, pedestal wash hand basin, hidden cystern wc, shelf area.

Outside Front
Paved path leading to front door with flower border, paved path to the side leading to rear garden.

Outside Rear
The rear garden is mainly laid to lawn with fence boundaries, gated access to the front, wooden store shed with feature decked seating area.

Agents Note
Please note there is an estate management charge of approximately £338 per annum and approximately six years remaining on the warranty.

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.

Tel: 01453 542 395

Located at the end of a cul-de-sac in the popular development of Goldfinch Edge, Cam, this spacious semi-detached house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by an entrance hallway that leads to a convenient downstairs cloakroom, perfect for guests. The contemporary fitted kitchen is designed for both functionality and style, overlooking the front of the property.

The heart of the home is the inviting lounge/dining room, which boasts French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The property features two generously sized double bedrooms, with the main bedroom benefiting from fitted mirror wardrobes, providing ample storage while enhancing the room's sense of space.

Outside, the open plan front garden includes paved parking for two cars, ensuring convenience for vendors and visitors alike. The enclosed rear garden is laid to lawn with a decked seating area, ideal for alfresco dining or relaxing in the sun. Gated access leads from the garden to the front of the property, adding an extra layer of practicality.

Situated on the popular Red Wing Gate Development, the home is well positioned for access into the Village of Cam with its Tesco Supermarket, primary school, doctors and is within walking distance of the mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester. For those commuting to the larger centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway network are within easy reach.

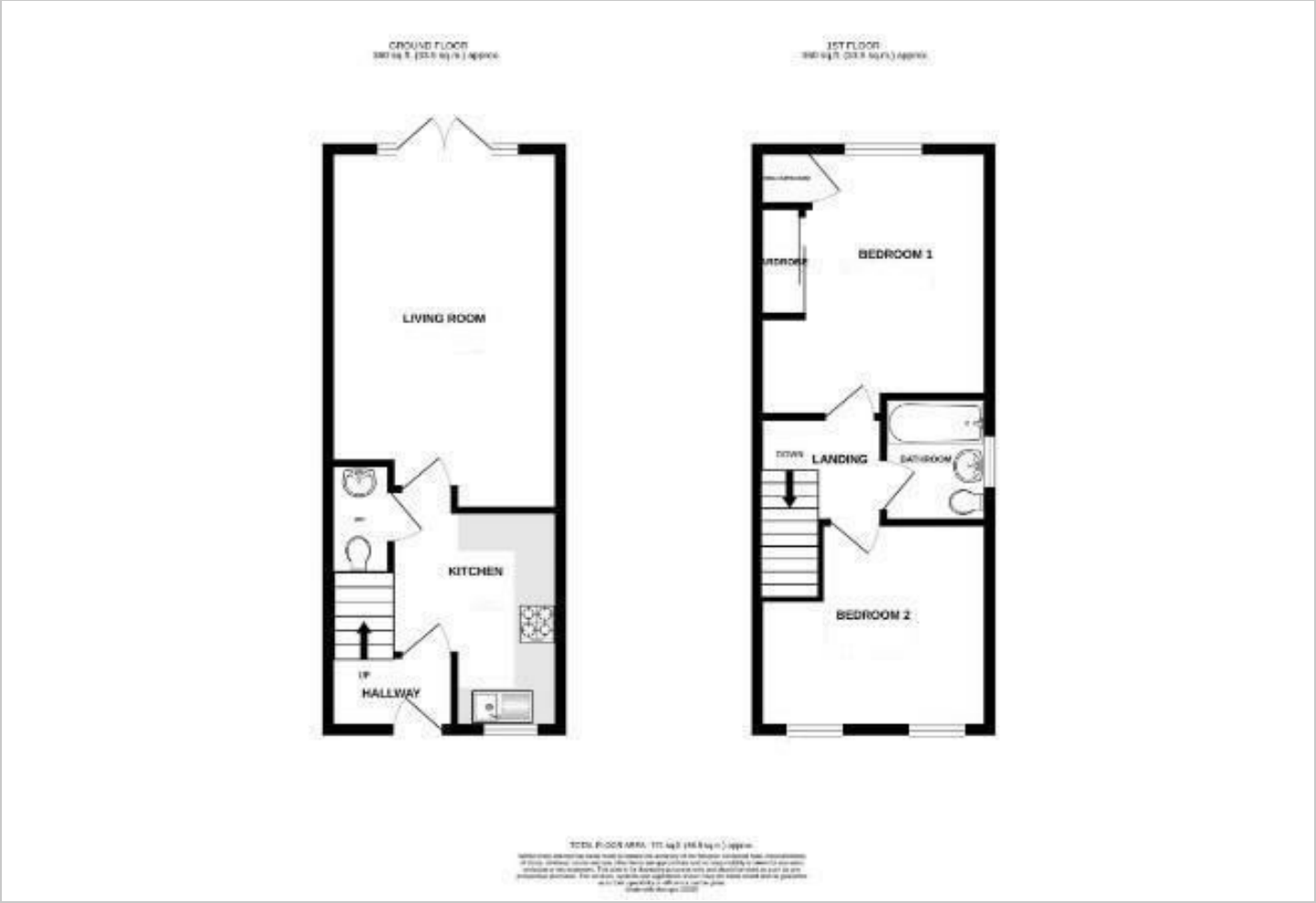
- Semi-Detached Family Home
- Entrance Hallway and Downstairs Cloakroom
- Lounge/Dining Room with French Doors to Garden
- Family Bathroom
- Enclosed Rear Garden with Feature Decked Seating Area
- Popular Development in Cam
- Contemporary Fitted Kitchen
- Two Double Bedrooms
- Open Plan Front Garden with Paved Allocated Parking for Two Cars
- Remainder of Warranty

Road Map

Hybrid Map

Terrain Map

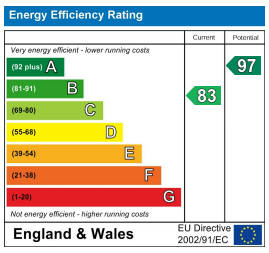
Floor Plan

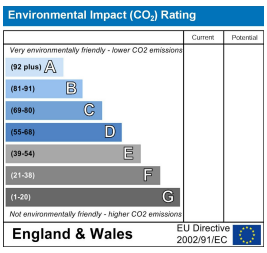


Viewing

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.

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