

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



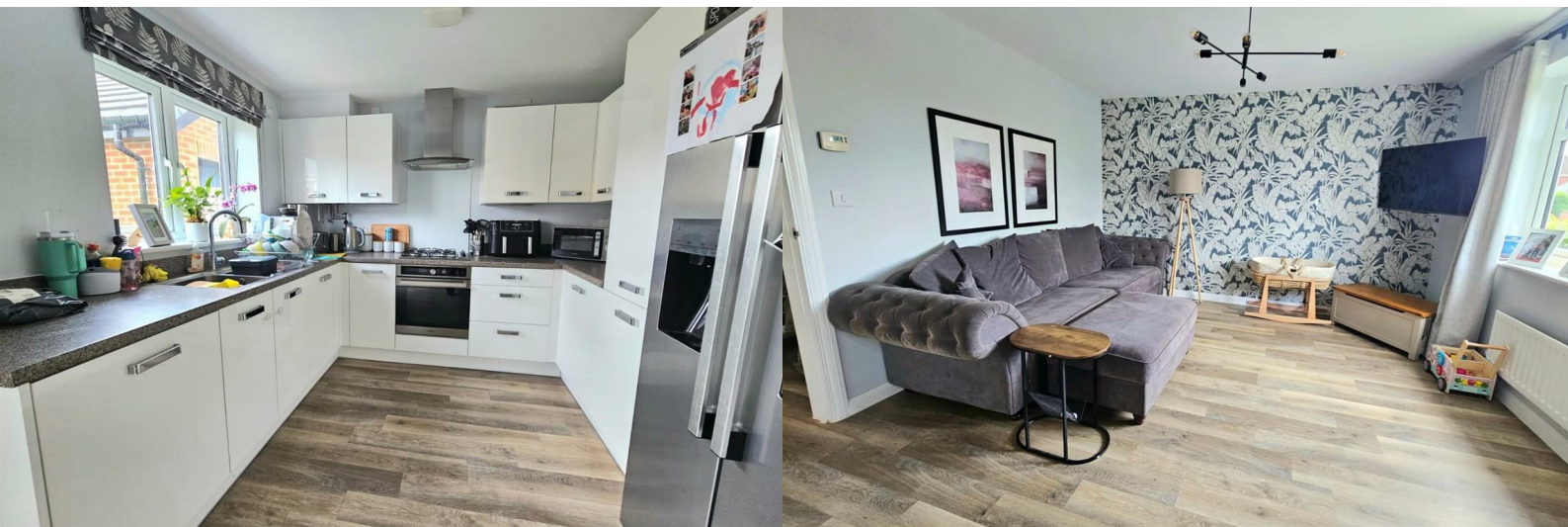
38 Box Road

Cam, Dursley, GL11 5DJ

Guide Price £330,000

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Council Tax: C





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## Entrance Hallway

Front door to entrance hallway, stairs to first floor landing, radiator and door to:

## Living Room

Window to front elevation, radiator.

## Inner Hall

Understairs storage cupboard, door to cloakroom, access to:

## Kitchen/Dining Room

Window and French doors to rear garden, range of wall and base units with work-surfaces over, fitted oven and hob unit with extractor over, sink and drainer unit, space for American style fridge/freezer, radiator.

## Cloakroom

Frosted window to side elevation, WC, wash hand basin, radiator, wall units, worktop surface with tiled splash-back, space and plumbing for washing machine.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space and doors to:

## Bedroom One

Window to front aspect, radiator, door to:

## En-Suite Shower Room

Frosted window to front elevation, walk-in shower, WC, wash hand basin, radiator.

## Bedroom Two

Window to rear elevation, radiator.

## Bedroom Three

Window to rear elevation, radiator, storage cupboard.

## Bathroom

Fitted with a white suite comprising bath with shower mixer tap, WC, wash hand basin, part tiled walls, radiator and frosted window to side.

## Outside

To the front is a path to front door with shrub flower border and the property benefits from driveway parking to the side for two cars leading to detached garage. The rear garden is enclosed by fencing and is mainly laid to lawn with patio area and side access .

## Agents Note:

Please note there is an annual management charge of approximately £350.00.

\*NO ONWARD CHAIN\* Hunters are delighted to offer this well-presented three-bedroom semi-detached home, benefitting from the remainder of its 10-year new build warranty. Situated within walking distance of the train station, the property is ideal for commuters and families alike.

Inside, the home offers an open-plan kitchen/dining room with integrated appliances and French doors leading out to the rear garden – perfect for modern living and entertaining. There's also a separate lounge to the front, a downstairs WC, and built-in storage.

Upstairs, you'll find three bedrooms, including a generous main bedroom with an en-suite shower room, as well as a family bathroom and loft access.

Outside, there is a driveway providing off-road parking and a garage for further parking or storage.

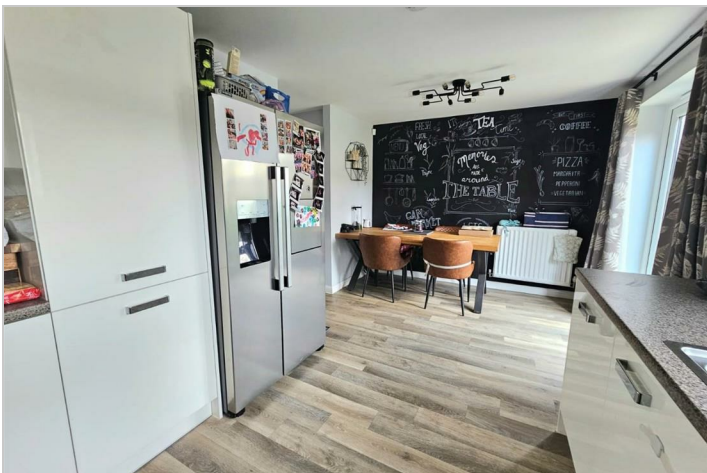
Cam is a popular and well-established village located on the edge of the Cotswolds, offering a fantastic balance between rural charm and modern convenience. With a strong sense of community, the village benefits from a range of local amenities including shops, cafes, a supermarket, pubs, and a medical centre.

The nearby Cam & Dursley railway station provides direct links to Bristol, Gloucester, and beyond – making it an excellent choice for commuters. There are also good road links via the A38 and easy access to the M5 motorway.

Families are well catered for, with a choice of primary schools within the village and secondary schools available in nearby Dursley. The surrounding countryside offers beautiful walking and cycling routes, with the Cotswold Way and local woodland trails just a short distance away.

Cam is a thriving yet peaceful location that appeals to a wide range of buyers, from first-time purchasers to downsizers and growing families.

- Semi-Detached Property
- Bedroom One with En-suite Shower Room
- Kitchen/Diner with French Doors to Garden
  - Enclosed Rear Garden
- Remainder of the NHBC Warranty
- Three Bedrooms
- Family Bathroom
  - Cloakroom
- Garage and Driveway Parking



Road Map



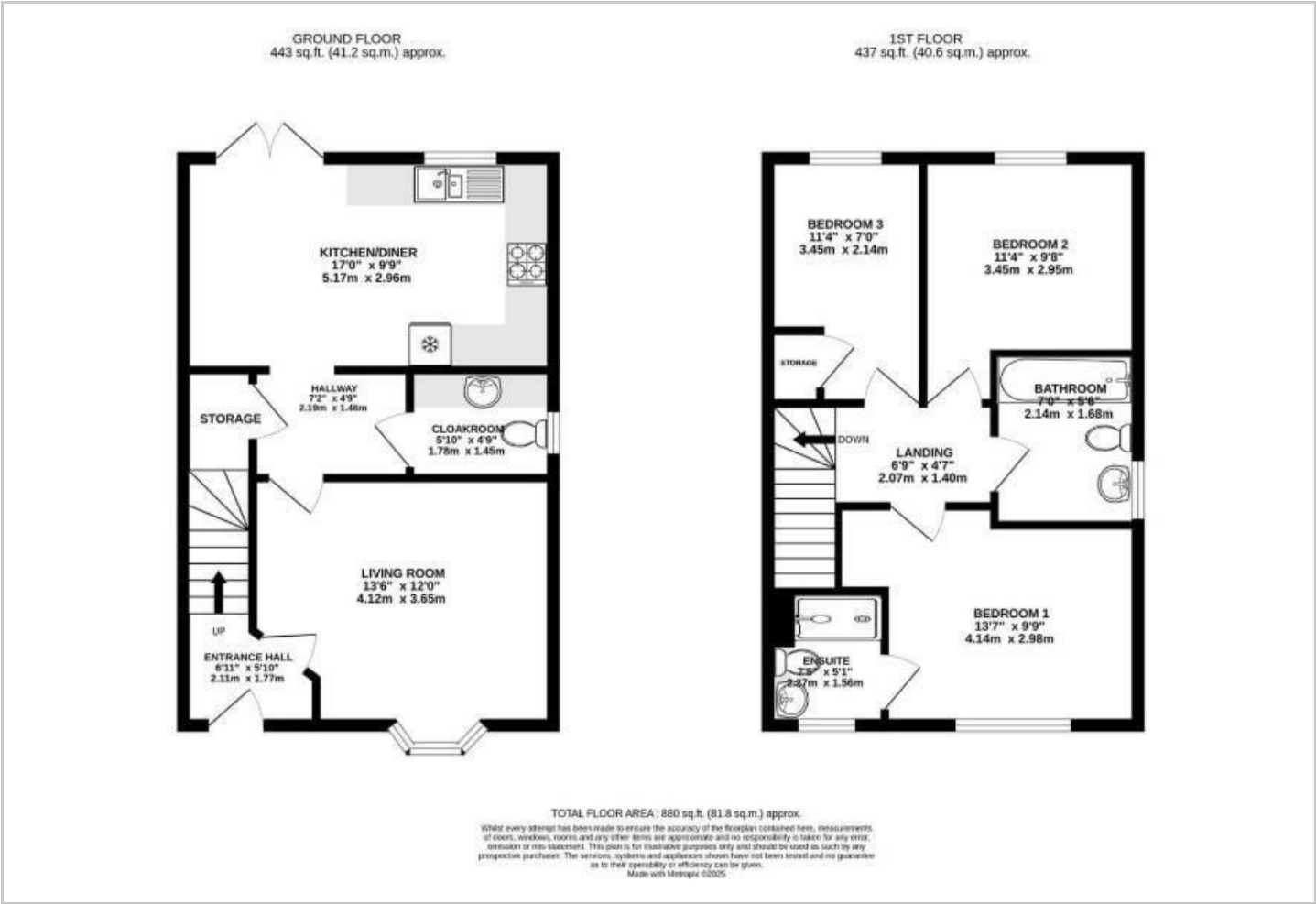
Hybrid Map



Terrain Map



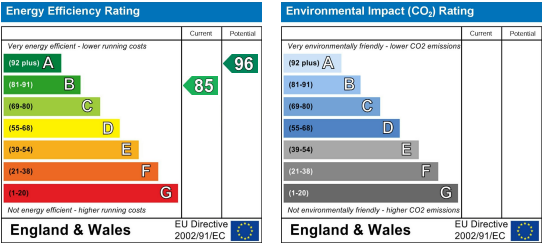
Floor Plan



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.