

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



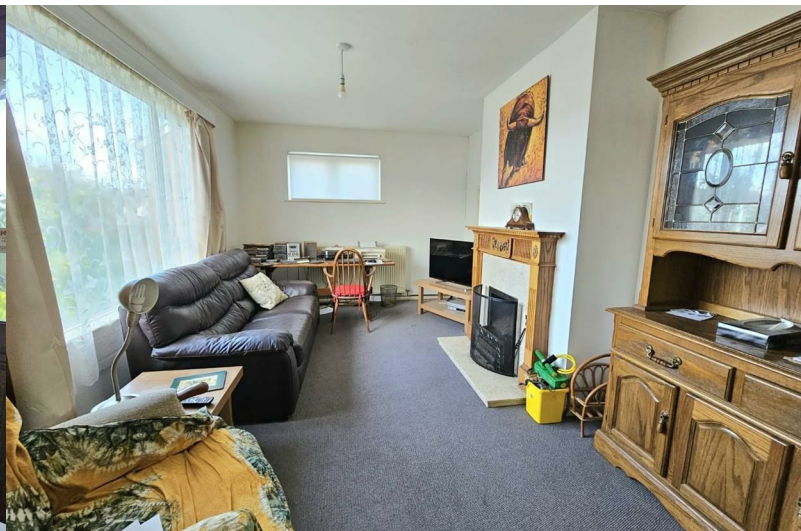
13A Hopton Road

Cam, GL11 5NZ

£340,000



Council Tax: D



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## Entrance Porch

Via double glazed doors, glazed door to;

## Entrance Hallway

With access to loft space, radiator, cupboard, doors to;

## Lounge

Window to front aspect with views, window to side aspect, open fireplace with wood surround, hatch to kitchen, radiator.

## Bedroom

Window to front aspect with views, radiator.

## Bedroom

Window to rear aspect with farmland views, radiator.

## Bathroom

Window to rear aspect, bath with over-bath shower, pedestal wash hand basin, wc, part tiled walls, radiator.

## Kitchen

Window to rear aspect with farmland views, door to rear garden, range of wall and base units with work-surfaces, one and a half bowl sink unit with mixer tap, space for washing machine and cooker, space for fridge/freezer, two cupboards (one with radiator).

## Outside

### Front Garden and Side Garden

With views to the front, driveway parking for multiple cars, oil tank, generous lawned area, enclosed by natural hedging, steps to front door. A door from the side of the bungalow leads to an under-croft area

offering excellent storage with power and Worcester oil boiler.

## Rear Garden

With open views across farmland, lawned areas with path leading to raised vegetable areas, borders with plants and shrubs.

## 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.

Located in the desirable area of Hopton Road, Upper Cam, this detached bungalow, found in an elevated position, presents an excellent opportunity for someone to put their own stamp on a property. The bungalow boasts generous gardens that offer an open farmland back-drop to the rear, with excellent scope for improvement or extension, subject to the necessary consents.

Upon entering, you are welcomed by an entrance porch leading into a bright hallway which in turn leads to the lounge which overlooks the front of the property with elevated views. The bungalow comprises two well-proportioned double bedrooms, one to the front, the other to the rear, providing ample space for relaxation and rest. The bathroom is conveniently located to the rear of the property, and the well proportioned fitted kitchen/breakfast room, again overlooks the rear garden, allowing you to enjoy the farmland views.

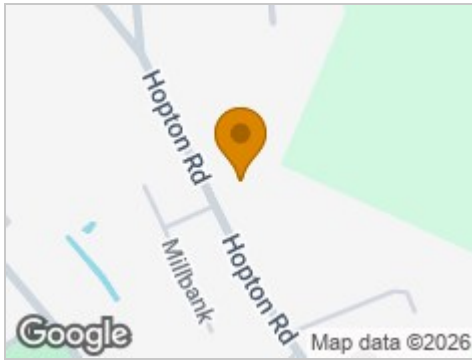
The exterior of the property is equally impressive, with a good-size front garden that enhances its curb appeal. The driveway offers parking for multiple vehicles, ensuring convenience for residents and guests alike. The, established rear garden backs onto local farmland with a good size lawned area, vegetable beds, plants, tree and shrubs.

Additionally, the property features an under-croft for storage, adding practicality to this bungalow. You will also find the oil boiler in this area. This bungalow is a rare find in a sought-after location offering an excellent opportunity for a new purchaser.

- Detached Bungalow with Views to the Front and Open Aspect to the Rear
    - Lounge and Fitted Kitchen/Breakfast Room
    - Bathroom
  - Established Rear Garden with Farmland Views
  - Excellent Scope for Improvement/Extension
- Entrance Porch and Hallway
  - Two Double Bedrooms
  - Front Garden with Extensive Driveway Parking
  - Under-Croft for Storage
  - Sought After Location



## Road Map



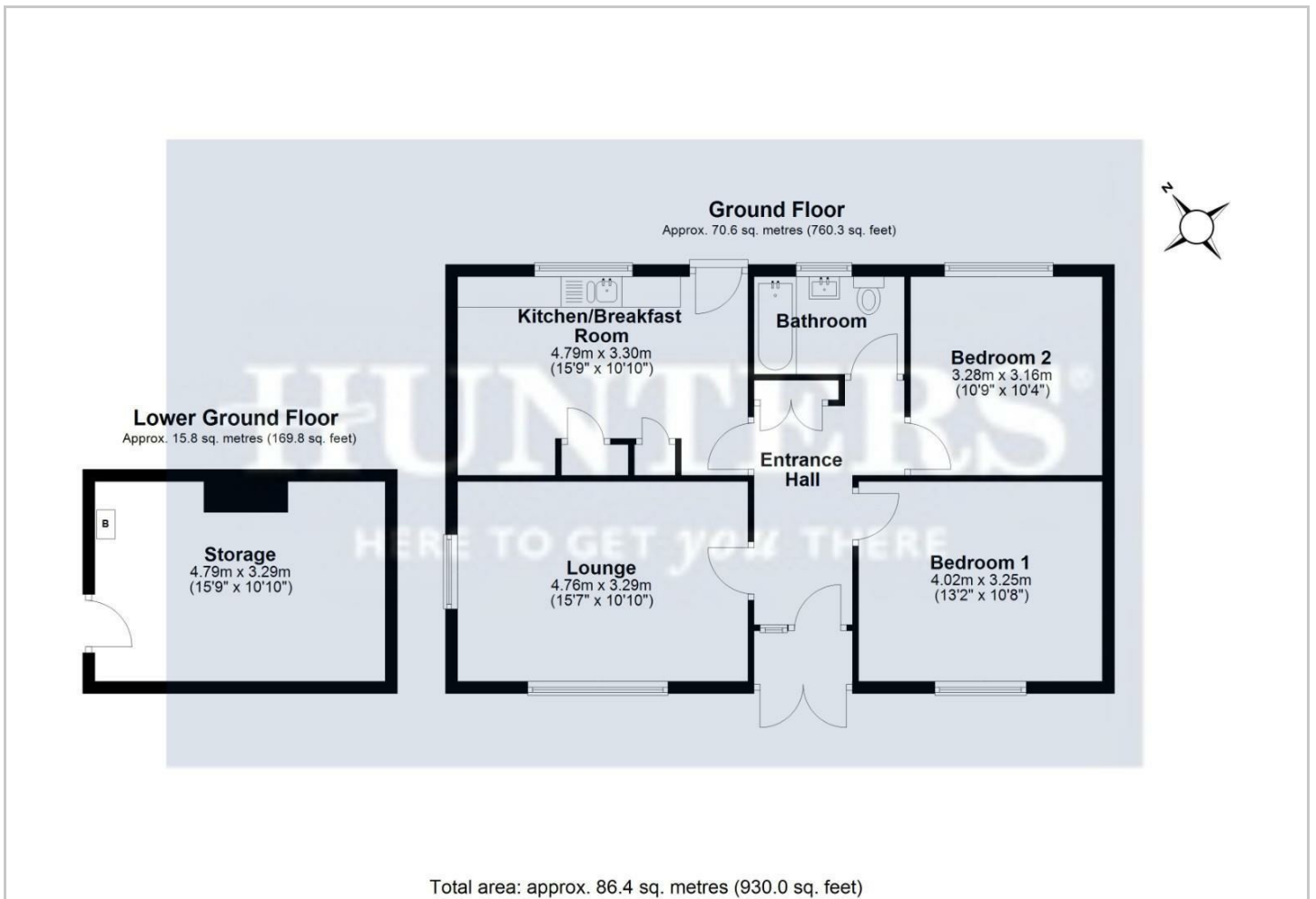
## Hybrid Map



## Terrain Map



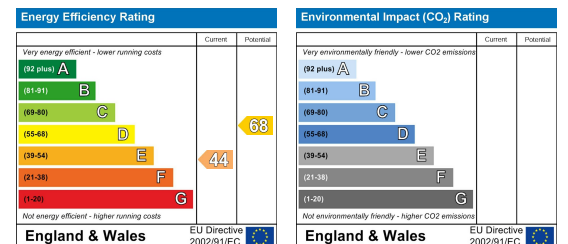
## Floor Plan



## 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.