



65 Signal Road, Dursley GL11 5FB
£365,000

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Built approx 3 years ago by Wain homes, with the remainder of the builders warranty, this impressive semi-detached house is situated within close proximity of the railway station allowing great access to the larger cities for people who commute.

With a pleasant open outlook to the front, and being positioned near to the park, the property offers good size family accommodation with three double bedrooms on the first floor with ensuite to the principal bedroom and family bathroom.

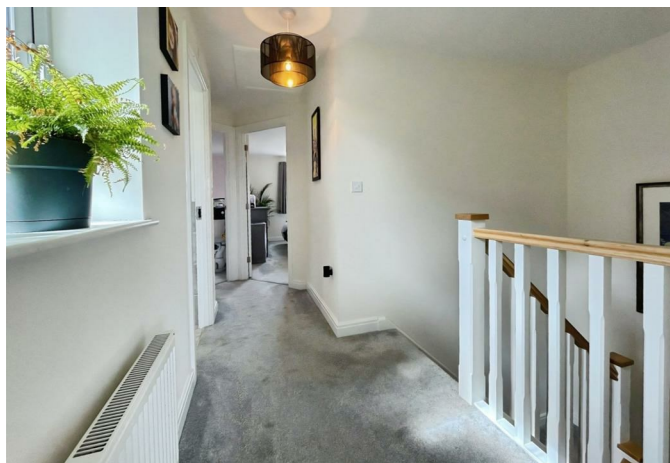
On the ground floor an entrance hallway leads into the front living room with downstairs cloakroom, kitchen to the rear with integrated appliances including dishwasher, washing machine, fridge/freezer, oven and hob and leading into what used to be part of the garage which our current seller has now converted into a useful family/reception room.

Outside to the front a driveway, with car charging point, providing off road parking leading to the former garage with up and over door which provides a useful storage area. Side access then leads you to the rear enclosed garden with patio, lawn, outside power and storage.

The property further benefits from solar panels making the home economical to run. Both bathrooms feature integrated ceiling speakers and the ensuite has a 'Hansgrohe' rainfall shower.

Signal Road is ideally positioned within easy reach of local amenities, schools, and transport links, making it an excellent choice for families, or professionals seeking a versatile home in a popular location.

An early viewing is highly recommended to appreciate the size, layout, and potential this home has to offer.





Signal Road is located on the outskirts of Cam and is easily accessible to Cam village amenities and local schools. The property is conveniently positioned for the A38 and M5 for those commuting to the larger centres of Bristol, Gloucester and Cheltenham and there is also a mainline train station close by at Box Road serving Bristol and London (Paddington) via Gloucester.

Anti-Money Laundering (AML) Compliance

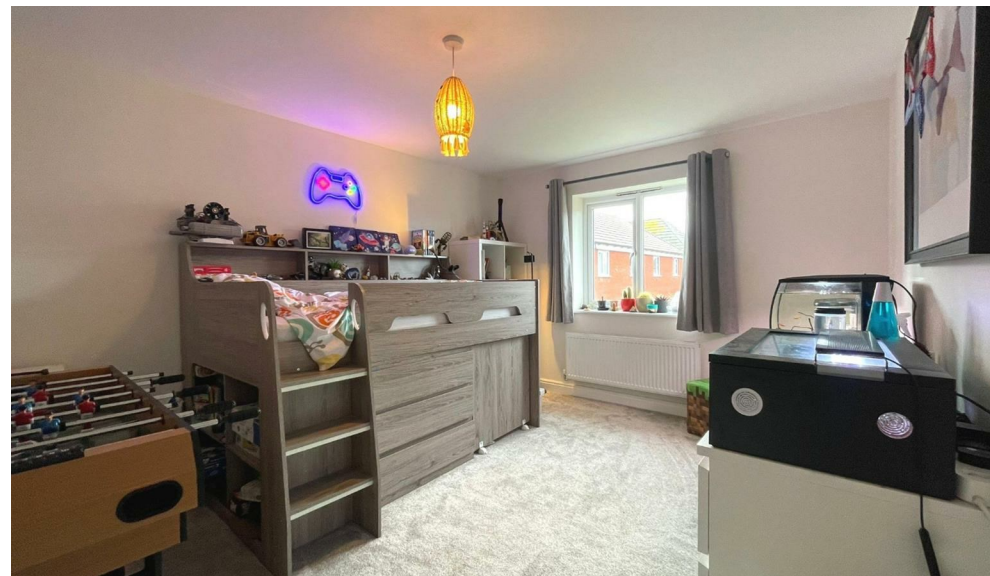
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

Agents Note

Please note the property benefits from a 17 panel, 8kw solar system with 4kw of battery storage. Please enquire of agent for details.

- Modern Semi-Detached House
- Three Double Bedrooms
- Lounge With Open Outlook to the Front
- Modern Kitchen With Many Integrated Appliances
- Dining Room/Family Room (former garage)
- Downstairs Cloakroom, Family Bathroom and Ensuite
- Enclosed Rear Garden
- Driveway Parking With Car Charging Point
- Remainder of Building Warranty
- 17 Panel, 8kw Solar System with 4kw Battery Storage





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. 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.



Total area: approx. 111.0 sq. metres (1194.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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