



5 Cam Green, Dursley GL11 5HL  
Offers Over £400,000

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## 5 Cam Green, Dursley GL11 5HL

A fantastic and rare opportunity to acquire this three-bedroom detached bungalow, situated in a highly sought-after location within the popular village of Cam.

Occupying a generous plot, the property offers spacious accommodation and presents an exciting opportunity for a purchaser to modernise and refurbish to their own taste and specification. The bungalow benefits from a substantial rear garden, providing excellent outdoor space and significant potential for extension, subject to the necessary planning permissions and building regulations.

A particular feature of the property is the separate access from Green Street to the rear of the garden, offering further flexibility and potential for future development opportunities, subject to the relevant consents.

Properties of this nature and plot size rarely become available, making this an ideal purchase for those seeking a project with scope to create a superb home in a desirable location





Cam Green is one of the most desirable locations within the village of Cam, offering a charming semi-rural setting whilst remaining conveniently close to everyday amenities. The area is characterised by a mixture of individual homes, open green spaces and attractive countryside surroundings, making it particularly popular with families, retirees and those seeking a quieter pace of life.

The village of Cam provides a range of local amenities including supermarkets, independent shops, cafés, primary schools and healthcare facilities. The nearby market town of Dursley offers a wider selection of shopping, leisure and dining options.

For those who enjoy the outdoors, the property is ideally positioned to take advantage of the surrounding Gloucestershire countryside, with numerous walking routes, bridleways and scenic beauty spots nearby. Cam Peak and Stinchcombe Hill are both within easy reach and offer stunning views across the Severn Vale.

Commuters are well served by Cam & Dursley railway station, which provides direct links to Bristol, Gloucester and Cheltenham, whilst the A38 and M5 motorway offer excellent road connections to the wider region. Combining village charm, excellent transport links and access to beautiful countryside, Cam Green remains one of the area's most sought-after residential locations.

- Rare Opportunity to Acquire a Detached Bungalow
- Highly Sought-After Location in Cam Green
- Generous Plot with Large Rear Garden
- Requires Modernisation and Refurbishment
- Excellent Potential to Extend (Subject to Planning Permission)
- Separate Rear Access from Green Street
- Scope to Improve and Add Value
- Spacious Accommodation Throughout
- Ideal for Downsizers, Families or Developers
- Close to Local Amenities and Transport Links





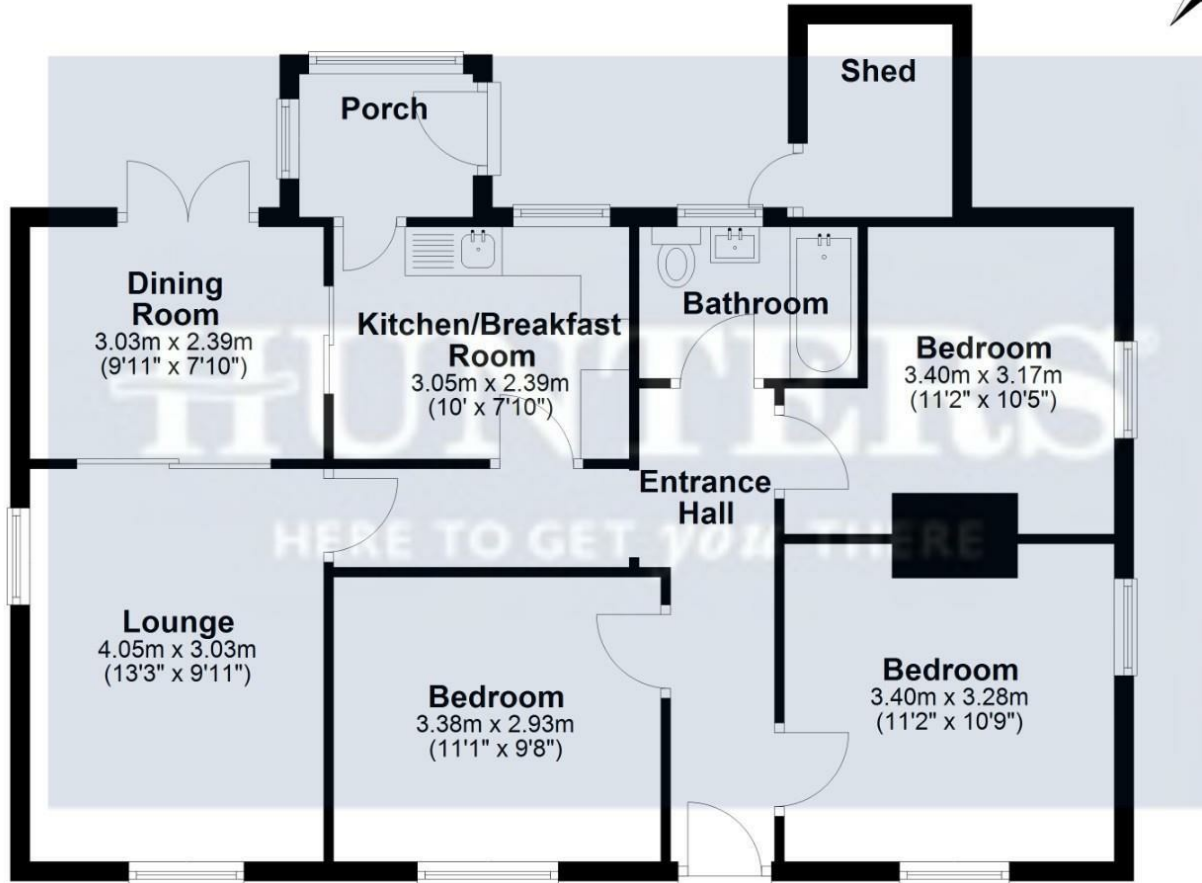
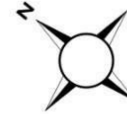
### **Anti-Money Laundering (AML) Compliance**

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.

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.

## Ground Floor

Approx. 76.0 sq. metres (817.9 sq. feet)  
(excluding Shed)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>72</b>
<b>42</b>	
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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