

# HUNTERS®

HERE TO GET *you* THERE



## Bramley Cottage, Dursley Road

Cambridge, Gloucester, GL2 7AB

£255,000



Council Tax: B





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## Entrance Porch

Steps up leading to porch with stable door leading into:

## Lounge

12'7 x 11'9 (3.84m x 3.58m)

Exposed floorboards, windows, radiator, stairs leading to the first floor and woodburning stove. Stairs leading down into:

## Kitchen

9' x 6'11 (2.74m x 2.11m)

Window, fitted units with worktop surfaces, Belfast sink with mixer tap, fitted oven and hob, radiator and tiled floor.

## Utility Area

Tiled floor, space for fridge/freezer and plumbing for washing machine, door leading into:

## Bathroom

Suite comprising of panelled bath with shower off tap, wash hand basin with mixer tap, low flush wc, part tiled walls and floor.

## First Floor

Open tred stairs leading to:

## Bedroom Two

13' max x 9' max (3.96m max x 2.74m max)

Two windows, storage cupboards and radiator.

## Second Floor

Open tred stairs leading to:

## Bedroom One

12' max x 9' max (3.66m max x 2.74m max)

Two windows, radiator, fitted cupboard and access to loft space.

## Outside

Steps lead to the cellar with power, light and housing the gas boiler. Pathway leading to the enclosed front garden mainly laid to lawn with patio, greenhouse, shed and outside power. Gate leading to the detached garage with parking.

## 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.



Nestled in the hamlet of Cambridge, Gloucester, this Grade II listed cottage presents an excellent opportunity for those seeking a comfortable and inviting home. The property is arranged over three floors with lounge, kitchen, bathroom and two double bedrooms. Outside a cellar useful for storage with power and light and gate leading into the extensive garden ideal for growing vegetables, with detached garage and parking.

The village of Cambridge lies on the A38 providing excellent commuting routes to Bristol, Gloucester and Cheltenham with local shops at Berkeley and Cam whilst the town centre of Dursley, a short drive away, has a wider range of amenities with a bustling shopping centre, supermarkets and leisure centre/ swimming pool. A mainline train station can also be found at Box Road, Cam providing services to Bristol and London (Paddington) via Gloucester.

- Listed End Terrace Cottage
  - Kitchen
  - Downstairs Bathroom
- Detached Garage with Parking
- Two Double Bedrooms
- Lounge with Woodburning Stove
  - Extensive Gardens
  - Cellar





## 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.

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.