

HUNTERS®

HERE TO GET *you* THERE



2 Hopton Road

Cam, GL11 5NY

Offers In The Region Of £400,000



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Council Tax: C



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A rare opportunity to acquire an attractive Edwardian semi-detached home, occupying a prominent position along the established and sought-after Hopton Road in Cam. Properties of this period are seldom available locally, with the house retaining considerable character and a selection of original period features. The property offers excellent potential for a purchaser to update and personalise to their own requirements.

The accommodation on the ground floor includes a fitted kitchen, a bright and airy living/dining room, and conservatory opening onto the rear garden. On the first floor there are three bedrooms and family shower room. Although in need of modernisation throughout, the house provides generous proportions and exciting scope for improvement, including the potential to extend, subject to the necessary planning permissions.

Outside, the property is further enhanced by a private driveway, double garage and established garden, providing valuable parking, storage and outdoor space.

Conveniently positioned for Cam's shops, schools and everyday amenities, the property is also within easy reach of Dursley town centre and Cam & Dursley railway station.

With its attractive Edwardian architecture, sought-after location and significant potential, this distinctive home presents an increasingly rare opportunity within the local market.

- Attractive Edwardian Semi-Detached Home
 - Three Well-Proportioned Bedrooms
 - In Need of Modernisation Throughout
- Scope to Extend, Subject to Planning Permission
 - Established Garden
- Rarely Available Period Property
- Character Features and Generous Proportions
- Excellent Potential to Improve and Personalise
 - Private Driveway and Double Garage
 - Sought-After Position on Hopton Road

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.



Road Map



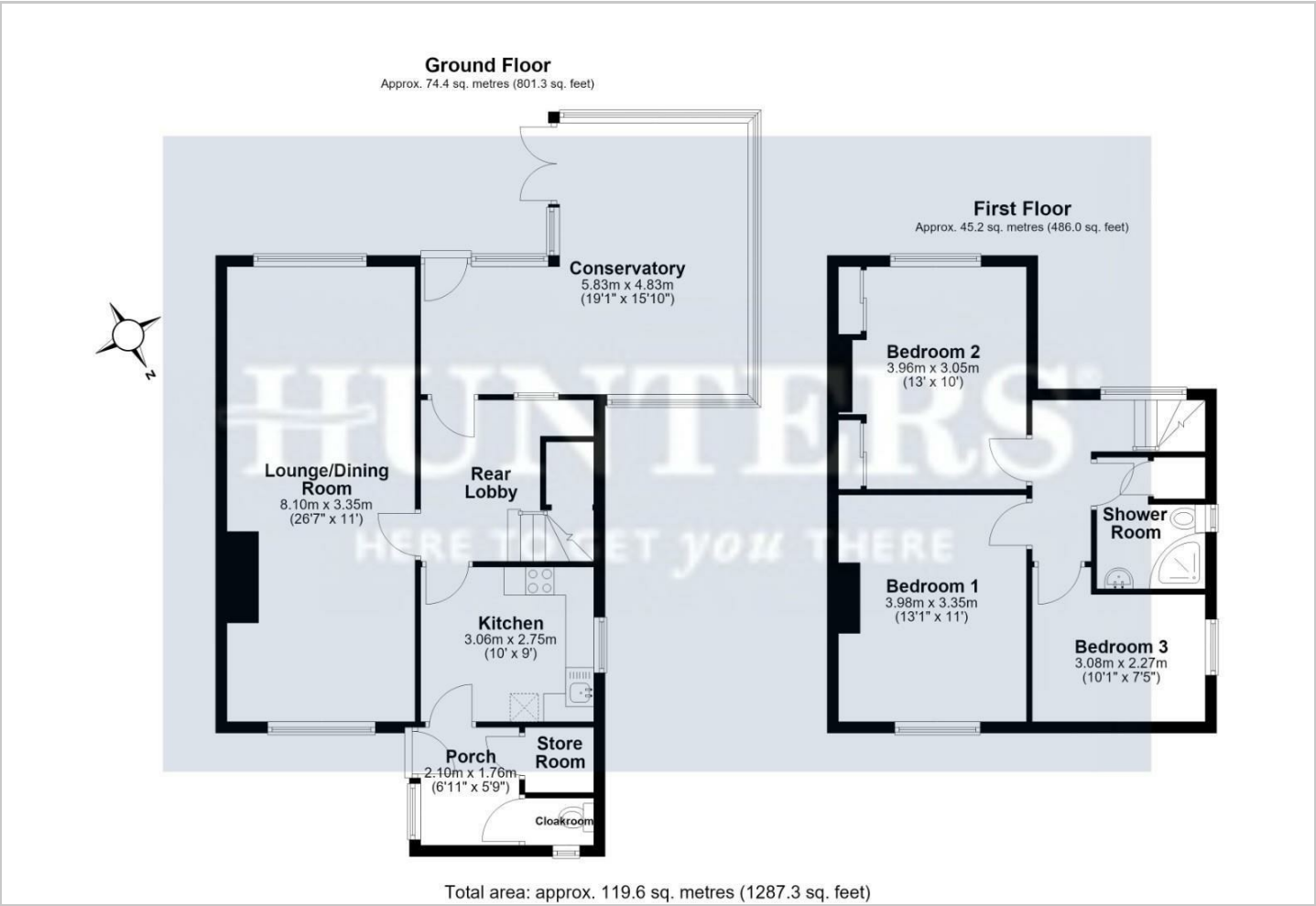
Hybrid Map



Terrain Map



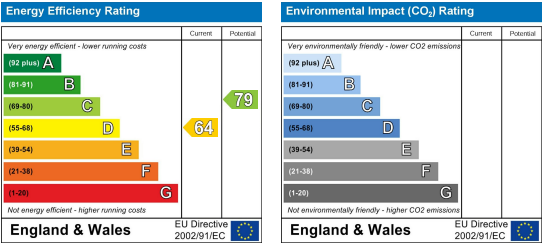
Floor Plan



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.