

HUNTERS[®]

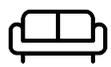
HERE TO GET *you* THERE



70 Everlands

Cam, Dursley, Gloucestershire, GL11 5NL

Guide Price £245,000

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Council Tax: C



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Entrance Hall

With staircase leading to the first floor landing, door to kitchen, cloakroom and door to lounge/diner.

Cloakroom

Having WC, wash hand basin and window to side.

Kitchen

7'6" x 6'5" (2.29m x 1.98m)

Fitted with a range of wall and base units with work surfaces over, sink unit, space for fridge/freezer, space for cooker and space and plumbing for washing machine. Wall mounted boiler, two windows, door to entrance hall and door to lounge. Ceiling light, part tiled walling and laminate flooring.

Lounge/Diner

22'6" x 14'6" (6.86m x 4.42m)

With windows to front and rear, patio doors leading to the rear garden, door to entrance hall and door to kitchen. Ceiling light and two radiators.

First Floor Landing

From the entrance hallway runs a staircase leading to the first floor landing with airing cupboard and doors to bedrooms and bathroom.

Bedroom One

12'4" x 9'3" (3.78m x 2.84m)

Having window to front, radiator and ceiling light.

Bedroom Two

12'9" x 8'11" (3.91m x 2.74m)

Having window to rear, ceiling light and radiator.

Bedroom Three

10'9" x 8'0" (3.30m x 2.46m)

Having window to front, ceiling light and radiator.

Bathroom

Suite comprising WC, wash hand basin and bath with shower over. Frosted window to rear, part tiled walls and radiator.

Outside

The front garden is laid to lawn with steps leading to the front door. To the rear the gardens are of good size being mostly laid to lawn with trees providing plenty of privacy.

Garage

With further off road parking space to the front.

This semi-detached house is situated in the popular location of Everlands and briefly comprises entrance hall with cloakroom, kitchen and lounge/diner with patio doors leading to the rear garden. On the first floor there are three bedrooms and family bathroom. Outside there are good-sized rear gardens and garage to the front of the property with parking space in-front of the garage.

This property enjoys elevated views in a tucked away position between Cam and Dursley. Both areas provide access to supermarkets and day to day retailers. There are several Primary Schools within easy reach and Rednock Secondary school within walking distance. There are doctors, dentists, opticians and a library and Dursley has a swimming pool and leisure centre. For travel to Bristol, Gloucester and Cheltenham the A38 and M5 motorway is easily accessible and there is a mainline train station at Box Road, Cam for links to London Paddington via Gloucester.

- Semi-Detached House
- Entrance Hall With Cloakroom
- Kitchen
- Living/Dining Room
- Three Bedrooms
- Family Bathroom
- Good-Sized Garden
- Garage With Parking Space In Front



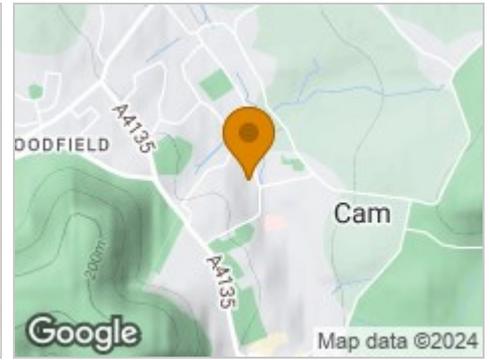
Road Map



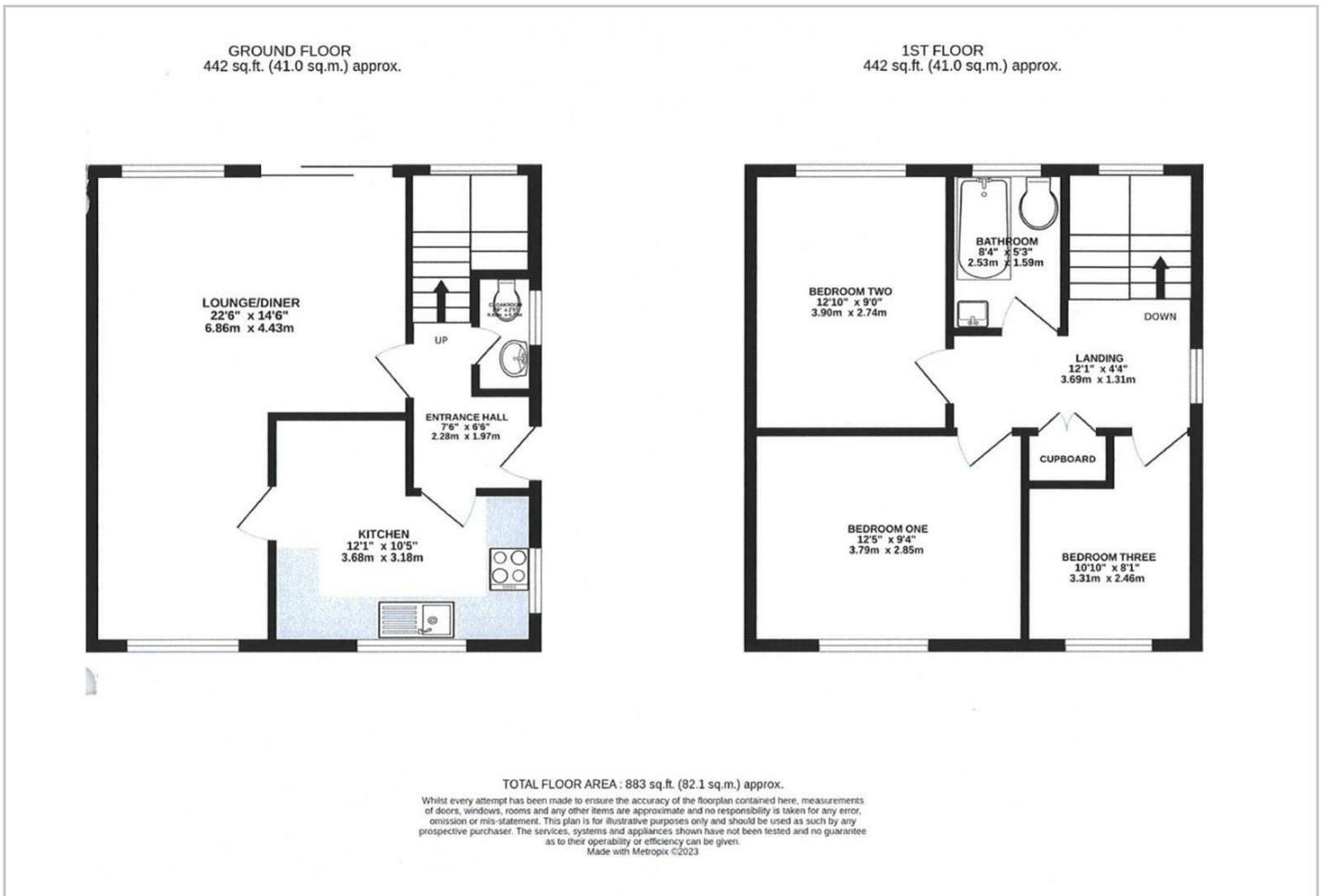
Hybrid Map



Terrain Map



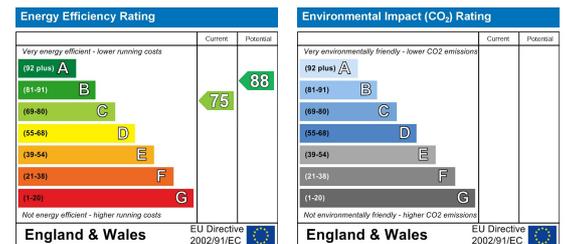
Floor Plan



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.