

# HUNTERS®

HERE TO GET *you* THERE



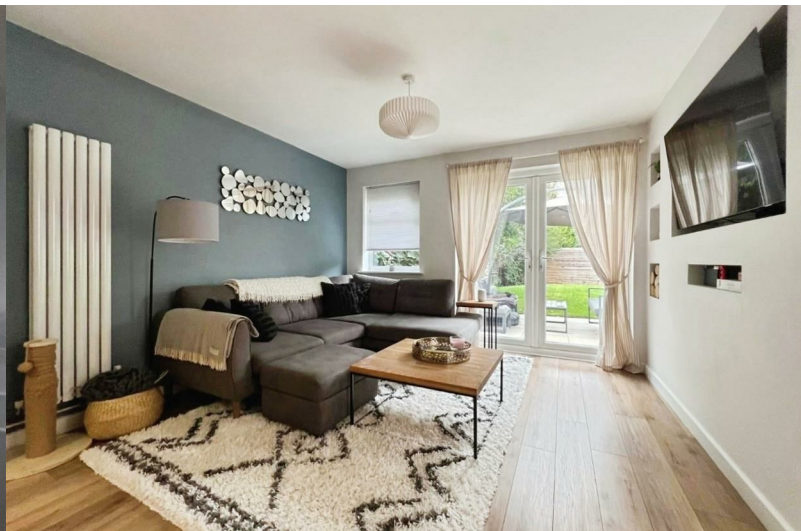
## 21 Jubilee Close

Cam, GL11 5JQ

Guide Price £275,000



Council Tax: B



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## Entrance Hallway

Canopy entrance porch with part glazed front door to entrance hallway with radiator.

## Dining Room/Lounge

25'5" x 12'8" (7.75 x 3.86)

Stairs to first floor landing, understairs storage cupboard, laminate flooring, vertical radiator, inset ceiling spotlights, window and French doors to garden and door to side.

## Kitchen

8'5" x 8'2" (2.57 x 2.49)

Fitted with a range of Howdens wall and base units with wooden worktop surfaces over, stainless steel sink and drainer unit, built-in dishwasher, plumbing for washing machine, built-in oven, hob unit with extractor over, window to front, space for tall fridge/freezer, inset ceiling spotlights.

## First Floor Landing

From the lounge area there is a staircase leading to first floor landing with access to the loft space.

## Bedroom One

12'8" x 9'4" (3.86 x 2.84)

Built-in storage, two windows to rear, radiator.

## Bedroom Two

8'9" x 6'3" (2.67 x 1.90)

Window to front, radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC, fully ceramic tiled walls, frosted window to front, radiator.

## Outside

To the front is a brick paved driveway and tarmac driveway leading to garage with up-and-over door, power, light and a courtesy door.

The rear gardens are mainly laid to lawn with trees and shrubs, a patio area and fence boundaries.

## 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.

Situated in the sought after Jubilee Close cul-de-sac this modern extended semi-detached house offers deceptively spacious accommodation having a 25ft through lounge/dining room. The accommodation has been enlarged by way of a ground floor extension to the rear overlooking the delightful mature gardens with patio and lawn. There is a well fitted kitchen, two bedrooms and bathroom with shower. The property has gas fired central heating and double glazed windows and external doors. The gardens are a particular feature with a lovely mature cottage feel enjoying a sunny aspect with great space for children and general entertaining. There is an attached garage to the side with an up-and-over door and driveway parking to the front providing parking for two or three cars.

Jubilee Close is well positioned close to the Village of Cam with its day to day retailers and Tesco supermarket and there are more amenities at the bustling Town Centre of Dursley approximately two miles away with day to day retailers, doctors, dentists, cafes and eateries and leisure centre/swimming pool.

Commuting to the larger centres of Bristol, Gloucester and Cheltenham is made easy by the A38 and M5 motorway network and there is a mainline train station at Box Road, Cam serving Bristol and London Paddington via Gloucester.

- Extended Semi-Detached House
  - Fitted Kitchen
- Dining Room With French Doors onto Gardens
  - GCH & Double Glazing
- Two Bedrooms
  - Lounge
- Bathroom With Shower
- Garage & Delightful Mature Gardens



Road Map



Hybrid Map



Terrain Map



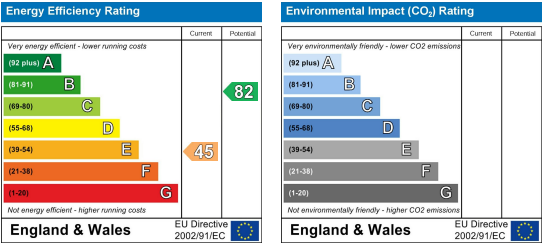
Floor Plan



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.