

# HUNTERS®

HERE TO GET *you* THERE



## 10 Eddy Croft

Cam, GL11 5FN

50% Shared Ownership £187,500



Council Tax: D



# 10 Eddy Croft

Cam, GL11 5FN

50% Shared Ownership £187,500



## Entrance

Covered porch area with front door leading into:

## Entrance Hallway

With stairs to the first floor landing and radiator.

## Downstairs Cloakroom

WC and wash hand basin.

## Lounge

18' x 10' (5.49m x 3.05m)

Window and French doors leading to garden, under-stairs storage cupboard, radiator and further window.

## Kitchen/Dining Room

18' x 10' (5.49m x 3.05m)

Fitted units with worktop surfaces, fitted oven with gas hob and extractor hood over, one and a half bowl sink unit, integrated dishwasher, integrated fridge/freezer, radiator, inset spotlights, wall mounted gas boiler, three windows.

## Utility

6' x 5' (1.83m x 1.52m)

Fitted units with worktop surfaces, plumbing for washing machine.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with storage cupboard, radiator and access to loft space.

## Bedroom One

18' x 9'6 max (5.49m x 2.90m max)

Two windows, radiator and door to:

## En-Suite

Fitted with a shower cubicle, WC, wash hand basin, heated towel rail, frosted window.

## Bedroom Two

10'5 x 11'11 (3.18m x 3.63m)

Two windows, radiator.

## Bedroom Three

7'5 x 11'10 (2.26m x 3.61m)

Window, radiator.

## Bathroom

Fitted suite comprising panelled bath, part tiled walls, heated towel rail, wash hand basin, WC, frosted window.

## Outside

The rear garden is laid to patio with lawn area, outside electric points and water supply and gate leading to detached garage with driveway. There is a path to front door with lawn and flower borders.

## Garage

With power and light.

## 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.

Offered for sale on a 'shared ownership' basis ideal for first time buyers wanting to get on the property ladder, a delightful modern property with great links for commuting being walking distance of the train station. Offering good size accommodation the ground floor comprises of entrance hall, cloakroom, lounge, kitchen/dining room and separate utility room. On the first floor three bedrooms with en-suite shower to bedroom one and separate bathroom. Outside an enclosed garden with gate leading to the detached garage with driveway providing off road parking.

Situated in the Box Road development Eddy Croft is conveniently located on the outskirts of Cam and is easily accessible to Cam village amenities and local schools. The property is conveniently positioned for the A38 and M5 for those commuting to the larger centres of Bristol, Gloucester and Cheltenham and there is also a mainline train station a short walk away at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

This is a Shared Ownership Scheme with 50% purchase with rent of approximately £555.00 pcm plus a service charge of £269.00 pa. Full market price £375,000. There are 991 years remaining on the lease which commenced in 2021.

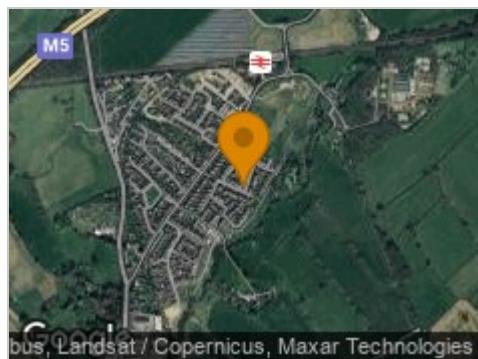
- Modern Three Bedroom House
  - Kitchen/Dining Room
  - Downstairs Cloakroom
    - Enclosed Garden
    - No Onward Chain
- Lounge
- Utility Room
- Bathroom & En-Suite
- Detached Garage with Driveway



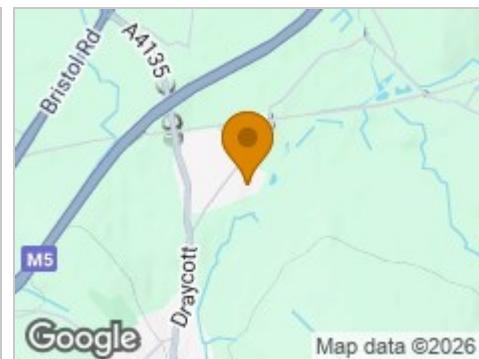
## Road Map



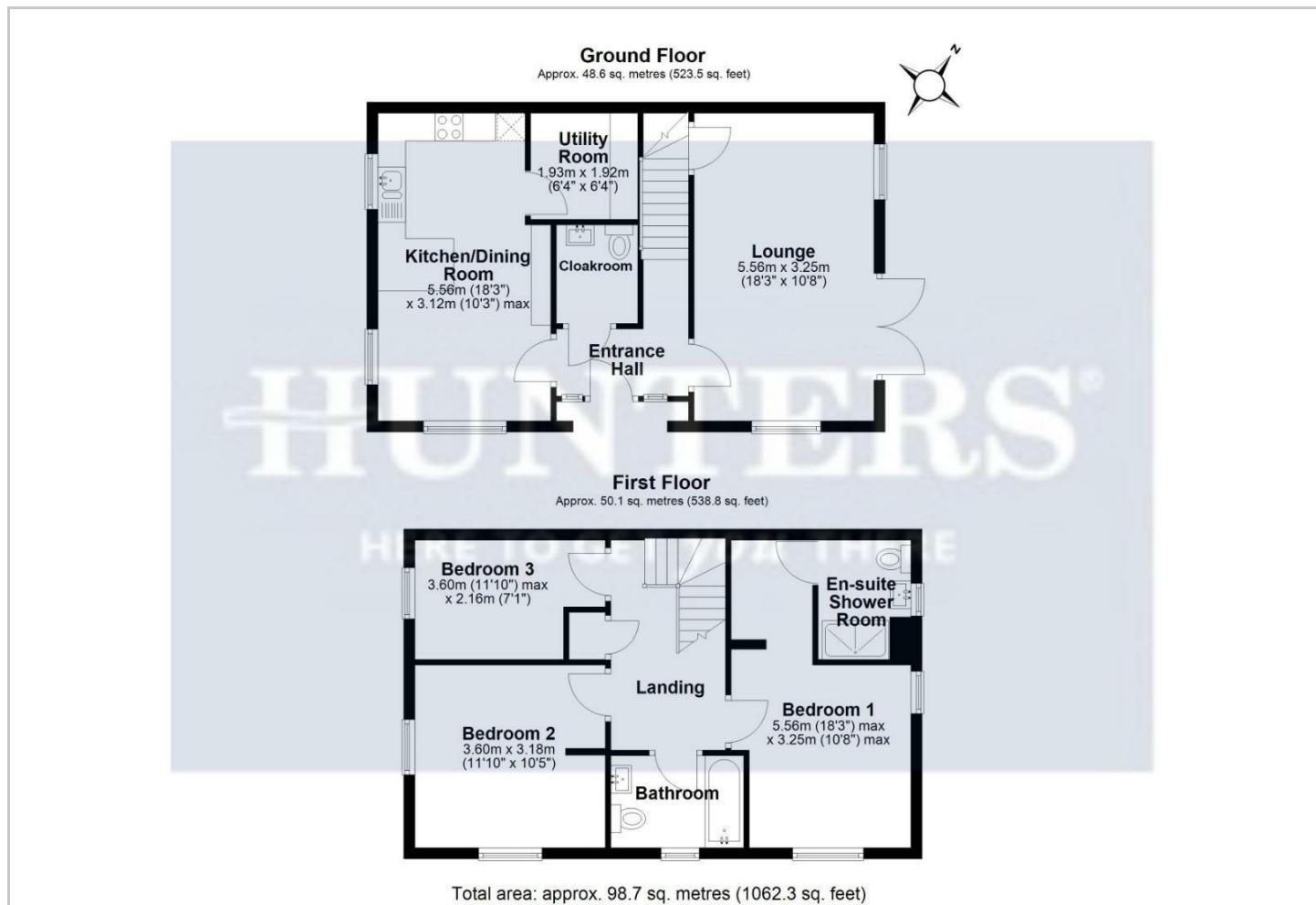
## Hybrid Map



## Terrain Map



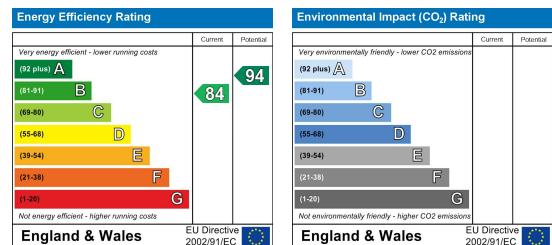
## Floor Plan



## 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.