

HUNTERS[®]

HERE TO GET *you* THERE



94 High Street

Cam, GL11 5LH

Guide Price £250,000



Council Tax: C



94 High Street

Cam, GL11 5LH

Guide Price £250,000



Entrance

Lounge/Kitchen/Dining Room

Downstairs Cloakroom

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Second Floor

Bedroom Three

Bathroom

Outside

Agents Note

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.

- Located on a small, exclusive development of just ten homes
- Three double bedrooms arranged over three spacious floors
- Bright and modern open-plan ground floor living space
- Stylish kitchen with integrated appliances
- Two generous double bedrooms and family bathroom on the first floor
- Top floor principal bedroom with en suite and built-in storage
- Enclosed, private rear garden – not overlooked and ideal for entertaining
- Allocated off-street parking to the front
- Moments from Cam High Street and local amenities
- Approximately four years remaining on the 10-year new build warranty

*** NO ONWARD CHAIN *** This beautifully presented three double bedroom home, located on a small and exclusive development of just ten properties, moments from Cam High Street.

This modern home is arranged over three spacious floors and offers versatile, well-designed accommodation throughout. The ground floor features a bright and airy open-plan living space, ideal for modern family life and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and stylish units, seamlessly flowing into the living and dining area. There is also the added convenience of a downstairs cloakroom/WC.

On the first floor, you'll find two generous double bedrooms and a sleek family bathroom. The top floor is dedicated to a spacious principal bedroom with built-in storage and its own private en-suite, creating a perfect retreat. Externally, the property boasts a well-maintained, enclosed rear garden which is not overlooked - offering a great degree of privacy. The garden is mainly laid to lawn with a patio area, ideal for relaxing or outdoor dining. To the front, there is allocated off-street parking.

Further benefits include no onward chain and approximately four years remaining on the 10-year new build warranty.

An ideal purchase for families, professionals, or those looking to downsize, all within easy reach of local amenities, schools, and excellent transport links.



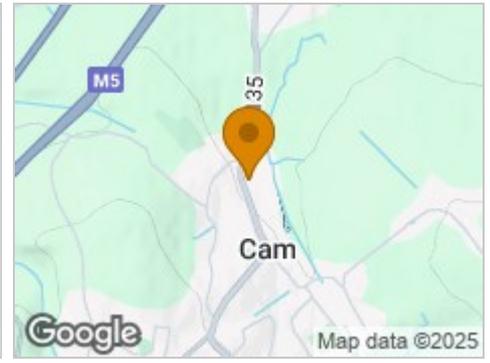
Road Map



Hybrid Map



Terrain Map

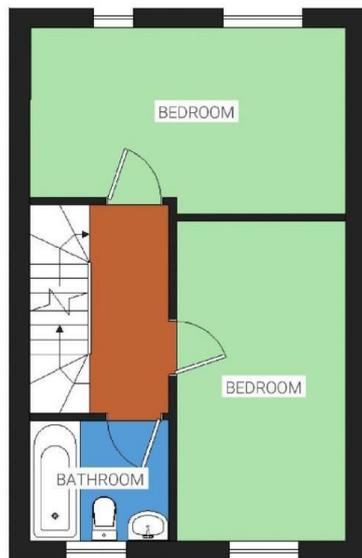


Floor Plan

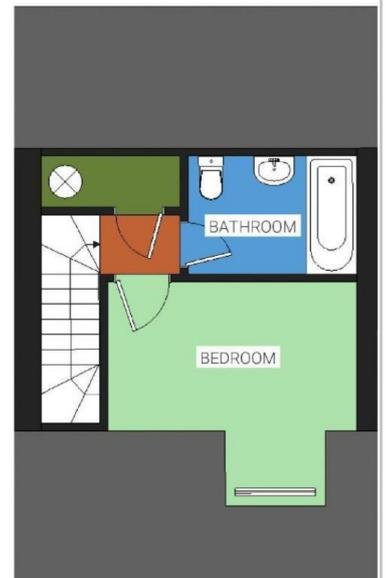
GROUND FLOOR



FIRST FLOOR



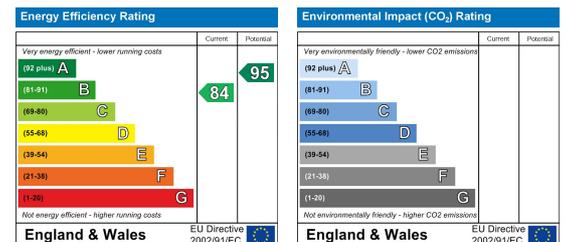
SECOND FLOOR



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.