



## 36 High Street

Cam, Dursley, GL11 5LE

Guide Price £225,000



Dating back to the mid 18th century, Hunters are pleased to offer this charming one bedroom terrace house, located in the centre of Cam. The property benefits from a large rear garden with outside shed, a modern kitchen with Velux window, the lounge offers a beautiful fireplace with woodburner and stairs leading to the first floor and a porch to the front of the property completes the ground floor accommodation. Upstairs there is a good size double bedroom with en-suite shower room and loft access.

Tesco Supermarket is within a few minutes walk, together with Post Office and public house. The A38 and M5 motorway make this an ideal commuting point to the larger centres of Bristol, Gloucester and Cheltenham.



## Entrance Porch

Front door leading to porch with ceiling light and tiled flooring.

## Lounge

With fireplace and inset woodburner, wooden staircase leading to bedroom, exposed beam, shelving and wooden flooring.

## Kitchen

Fitted with a range of shaker style wall and base units with wooden worktops over, gas cooker with extractor fan over, sink with drainer, plumbing for washing machine. Vaillant combination boiler, Velux window, tiled flooring, spotlights, window to rear, stable door to rear garden and space for dining table.

## Bedroom

A double bedroom with UPVC framed window to front, wood flooring and door to en-suite shower room.

## En-Suite Bathroom

Suite comprising bath with shower over, WC and wash hand basin. Two windows and wooden flooring.

## Rear Garden

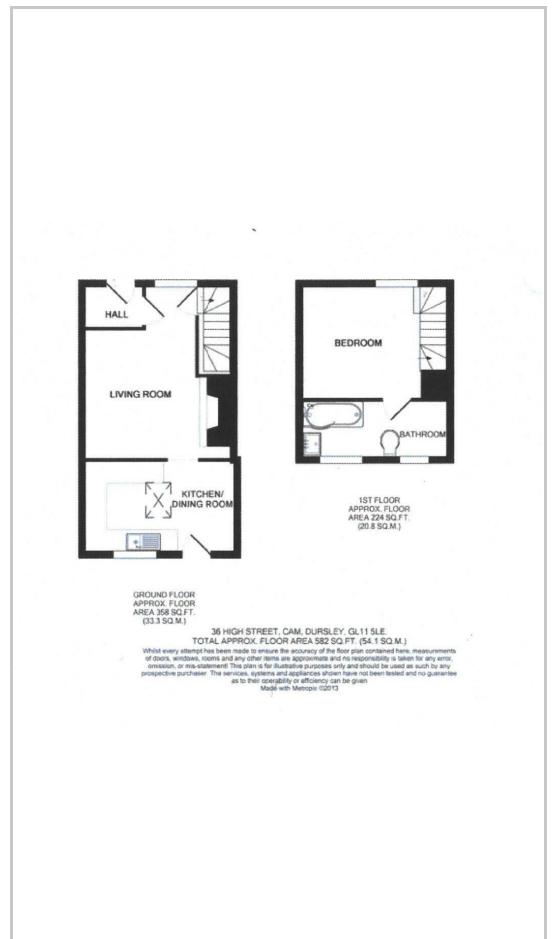
The garden is mainly laid to lawn having fenced boundaries and access to shed.



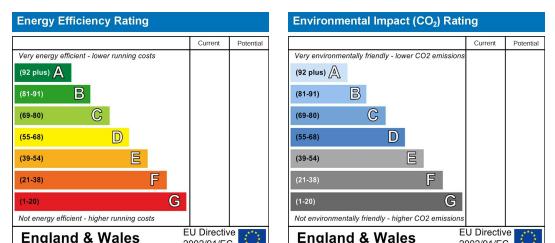
## Area Map



## Floor Plans



## 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.