HUNTERS®

HERE TO GET *you* THERE



29 Chapel Street

Cam, GL11 5NX

Guide Price £229,995

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Situated in the heart of Cam Village, we bring to the market a charming end terrace cottage with accommodation comprising of lounge leading into a kitchen/breakfast room on the ground floor and on the first floor two double bedrooms and bathroom. With side access leading to the rear with outbuildings and an enclosed garden approx 100ft ideal for budding gardeners.







This delightful cottage situated in the heart of Cam Village is believed to date back to approximately 1825. The property affords attractive Cotswold stone elevations and offers well planned accommodation. The property has gas fired central heating, with the added advantage of 100' gardens having lawns and side pedestrian access. The village amenities and shops are within level walking distance, whilst the larger town of Dursley (2 miles approx) offers a full range of amenities with a leisure centre/swimming pool, Rednock Secondary School and excellent primary schools. For people travelling further afield the property is less than two miles from the Railway Station in Box Road, Cam which offers links to Bristol and Gloucester.

Entrance to Front
Front door leading into lounge.

Lounge 15'0" x 11'1" (4.57m x 3.38m)
With double glazed window to the front, radiator, wood flooring opening through to the kitchen/breakfast room. Staircase leading to the first floor landing.

Kitchen/Breakfast Room 12'11" x 7'6" (3.96 x 2.31)
Fitted with a range of base units incorporating worktop surfaces, matching wall storage cupboards and stainless steel sink unit with mixer tap. Integrated oven and four ring gas hob unit with cooker hood over. Space for fridge/freezer, quarry tiled flooring, two double glazed windows, fitted spotlights and door leading to the rear garden.

First Floor Landing
From the lounge runs a staircase leading to the first floor landing.

Bedroom One 12'4" x 7'10" (3.76 x 2.39)
With radiator, built-in wardrobe and double glazed window to front.

Bedroom Two 11'5" x 9'10" (3.48 x 3.00)
With radiator, built-in wardrobe and double glazed window to rear.

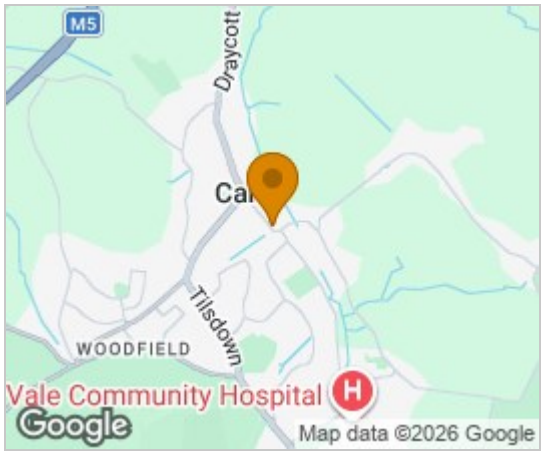
Bathroom
Suite comprising white panelled bath having fitted shower over and glazed shower screen, wash hand basin with mixer tap and low level WC. Cupboard containing Worcester Bosch gas fired boiler and fitted down lights. Frosted double glazed window and part tiled walls.

Outside
To the front, steps leading up to the front enclosed garden with porch leading to the front door, side pedestrian access leading to the rear enclosed garden with fenced boundaries, outbuildings, patio area and ample garden for budding gardeners with potential for growing your own vegetables.

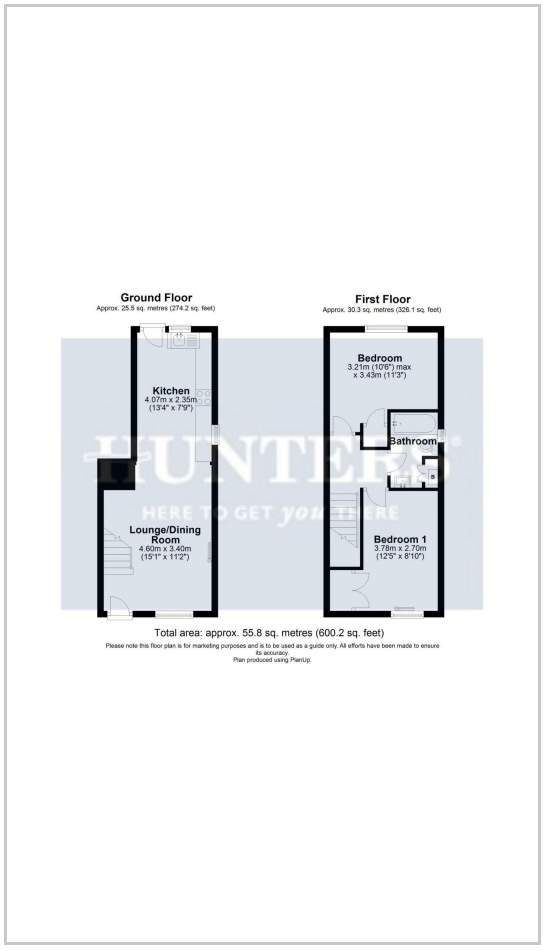
Outbuilding/Utility Room 10'4" x 8'10" (3.15 x 2.69)
With plumbing for automatic washing machine, power, space for tumble dryer and separate outside WC.

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.

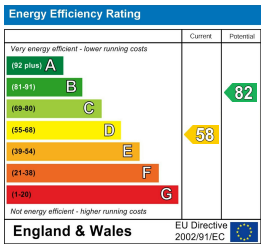
Area Map

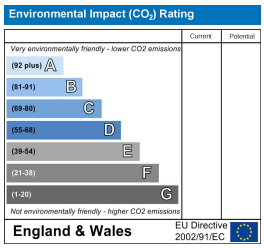


Floor Plans



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.

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