



## **35 Dursley Vale Park, Cam, Gloucestershire. GL11 6HL**

Detached Park Home | Two Bedrooms | Lounge/Dining Room | Kitchen  
Shower Room | Gas Central Heating | Double Glazing | Enclosed Gardens

**Asking Price: £87,500**

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HERE TO GET *you* THERE

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Well positioned on the outskirts of Dursley and Cam, this well presented two bedroomed residential park home offers vacant possession and no onward chain. With ready to move in accommodation comprising of lounge/dining room, kitchen, two bedrooms and shower room and the benefits of double glazing and gas central heating. Outside there are low maintenance gardens surrounding the property with raised flower beds and useful storage shed. Dursley Vale Park is well positioned on the outskirts of Dursley and Cam and close to Phillimore Road with a useful shop, award winning Butchers and Hairdressers. The property is in a tucked away position offering a peaceful location making this an ideal retirement home.

### **ENTRANCE**

Steps leading to front door with UPVC double glazed side panel.

### **LOUNGE/DINING ROOM**

*5.94m (19' 6") max x 3.15m (10' 4") narrowing to 2.26m (7' 5")*

With fitted units, feature fireplace with fitted gas fire, UPVC double glazed window and door, BT socket and radiator.

### **HALLWAY**

With storage cupboard.

### **KITCHEN**

*2.90m (9' 6") x 2.24m (7' 4")*

Having a range of wall and base units with stainless steel sink unit with drainer. A Creda cooker with gas hob, radiator, part ceramic tiled walls, UPVC double glazed window and door to outside.



### **BEDROOM ONE**

*2.54m (8' 4") x 2.36m (7' 9")*

Having fitted wardrobes, tv aerial point, UPVC double glazed window and radiator.



### **BEDROOM TWO**

*2.90m (9' 6") X 1.70m (5' 7")*

Fitted wardrobe, UPVC double glazed window and radiator.



### **SHOWER ROOM**

Entered via a sliding door and having a low level WC, wash hand basin, fully tiled ceramic walls, walk-in shower cubicle with Mira shower, fitted handrails, frosted UPVC double glazed window and a cupboard housing a Worcester Combi boiler.



## **OUTSIDE**

Having raised borders with an abundance of shrubs and plants including a plum tree, access to storage, a water butt, outside tap, a shed which has power and light and fencing.



## **AGENTS NOTE:**

Residential Park Home for the over 55's with ground rent of £96.00 pcm.

Pets allowed.

Council Tax Band A

## **OPENING HOURS**

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: closed

## **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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