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13 Nordown Road, Cam, Dursley,
GL11 5RU

Price Guide
£315,000



IMMACULATELY PRESENTED AND UPDATED THREE BEDROOM END-TERRACED HOME, GARAGE PLUS DRIVEWAY PARKING, WEST-FACING LAWNED GARDEN WITH SEATING AREAS, MODERNISED THROUGHOUT, ENTRANCE HALLWAY, CLOAKROOM, UTILITY ROOM, LIVING/DINING ROOM, HIGH-QUALITY KITCHEN, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING PLUS DOUBLE GLAZING. ENERGY RATING: D.

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13 Nordown Road, Cam, Dursley, GL11 5RU

SITUATION

The property is situated in Nordown Road, which is in the popular Norman Hill area of Cam. The village has a range of facilities including Tesco supermarket, Post Office, Chemist, independent retailers, doctors and dentist surgeries. The village also has a choice of three primary schools and the adjoining town of Dursley has a wider range of facilities along with secondary schooling and recreational facilities including swimming pool, sports hall and library. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, proceeding straight across at the first and second mini-roundabouts and after the second mini-roundabout proceed for approximately 50 metres taking the first turning on the right into Woodview Road and take the first turning on the left into Nordown Road and continue for approximately 100 metres and No. 13 will be found on the left hand side.

DESCRIPTION

This ex-local authority property has been in the same ownership for a number of years and has been updated and modernised throughout by the current owner. The property is immaculately presented and benefits from a high quality kitchen, updated bathroom and modern double glazing. The external space also compliments the property with a well presented front garden with driveway and parking, a West facing rear garden that has pleasant seating areas and backs onto common green space. The property briefly comprises; entrance hallway, cloakroom, utility room, living/dining room and kitchen. On the first floor there are three bedrooms plus family bathroom.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor.

LIVING/DINING ROOM 6.16m x 3.17m (20'2" x 10'4")

Double glazed window to front and French doors to rear, two radiators.

KITCHEN 3.67m (max) x 2.48m (max) (12'0" (max) x 8'1" (max))

High quality kitchen with base and wall units, stone work surfaces over, stainless steel sink and drainer, double glazed window to rear and double glazed door to side, space for electric cooker with extractor over, under counter space for fridge, storage cupboard.

CLOAKROOM

Low level wc, wall mounted wash hand basin, double glazed window to front.

UTILITY ROOM 2.38m x 1.73m (7'9" x 5'8")

Double glazed window to side, space and plumbing for washing machine, gas boiler.

ON THE FIRST FLOOR

LANDING

Double glazed window to rear, radiator, airing cupboard with hot water cylinder, access to loft space.

BEDROOM ONE 4.20m narrowing to 3.19m x 3.33m (13'9" narrowing to 10'5" x 10'11")

Double glazed window to front, radiator.

BEDROOM TWO 3.81m x 2.65m (12'5" x 8'8")

Double glazed window to front, radiator.

BEDROOM THREE 2.78m x 2.30m (9'1" x 7'6")

Double glazed window to rear, radiator, built in wardrobe.

BATHROOM

Bath with mixer shower, wash hand basin with pedestal,

low level wc, double glazed window to side, heated towel rail.

EXTERNALLY

To the rear of the property there is a patio, laid to lawn garden with various shrubs, flower beds and further seating area to rear. There is an enclosed bin store and STORE ROOM (1.85m x 1.32m) which has light and power and door to side. Side access leads to front which has further lawned garden, tarmac driveway leading to GARAGE (6.01m x 3.79m) which has light and power and up and over door to front.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be

connected. Gas central heating.

Council Tax Band: C.

Ex-local authority.

Broadband: Fibre to an external box

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

