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61 High Street, Cam,
GL11 5LD

Price Guide
£450,000



SUBSTANTIAL EDWARDIAN SEMI-DETACHED FAMILY HOME WITH AN ABUNDANCE OF CHARACTER AND OFFERING EXCEPTIONAL FAMILY SPACE THROUGHOUT. COMPRISING: FRONT PORCH, ENTRANCE HALLWAY, LOUNGE WITH WOODBURNING STOVE, SPACIOUS DINING ROOM, FITTED KITCHEN, STUDY/FOURTH BEDROOM, GROUND FLOOR BATHROOM AND UTILITY CUPBOARD, THREE GOOD SIZE FIRST FLOOR BEDROOMS AND A MODERN SHOWER ROOM, PRIVATE FRONT GARDEN AND WESTERLY FACING REAR GARDEN WITH DOUBLE GARAGE, SOLAR PANELS, DRIVEWAY PARKING AND SUMMERHOUSE. EPC C, GAS CENTRAL HEATING.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

Situated in the heart of Cam and within walking distance to all amenities, which has a growing range of facilities including Tesco supermarket, independent retailers and a choice of three primary schools along with doctors and dentist surgeries. The property is well placed for access to the A38 and M4/M5 motorway network and Cam has a Park & Ride railway station (less than 1 mile away) having onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and continue to the bottom of the incline taking the first exit at the roundabout opposite Tesco and proceed through Cam High Street for a further two hundred metres and no 61 can be found just off Knapp Lane.

DESCRIPTION

An impressive Edwardian red brick semi-detached property occupying a generous plot, located in a tucked away position off the High Street of Cam, close to all amenities. Having been updated by the current owner, this property is presented beautifully throughout, offering well proportioned family accommodation and benefitting from solar panels, gas central heating and double glazing. Retaining period features including fireplaces, exposed timber floors and picture rails. Comprising: entrance porch, hallway, spacious living room with woodburning stove, separate dining room with sash window and feature fireplace, fully fitted modern kitchen with appliances, study/fourth bedroom is complimented by a Jack and Jill bathroom and utility cupboard. On the first floor there are a further three well presented bedrooms complimented by a family shower room with WC. The house is set in gardens extending to the front and rear which have been landscaped with an abundance of privacy shrubs and trees giving it a charm of its own. With driveway off-road parking detached double garage/workshop housing solar panels, and garden room.

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).

ON THE GROUND FLOOR

ENTRANCE PORCH

With upvc entrance door and double glazed window, space for coats and shoes, leading to the 'Edwardian' timber wooden double entrance doors with decorative glazing, leading to:

HALLWAY

With attractive wooden flooring and stairs to first floor, a step down leads through the inner hallway having original quarry tile flooring to the rear of the property and neat utility cupboard with plumbing for washing machine and tumble dryer and access door to rear garden.

LOUNGE 4.08m x 4.07m (13'4" x 13'4")

Featuring attractive wooden flooring that flows seamlessly through the two main reception rooms, this space offers a wonderful sense of openness. A charming fireplace with a woodburning stove, slate hearth and wooden surround creates a cosy focal point, while the double glazed sash window to the front fills the room with natural light. Radiator.

DINING ROOM 3.99m x 3.98m (13'1" x 13'0")

This versatile room provides an excellent dining area off the main kitchen and additional family living space, with attractive wooden flooring flowing from the hallway and adjoining reception room. Further features include a useful built-in storage cupboard, an attractive fireplace with hearth, a double glazed sash window to the front, picture rail, and radiator.

KITCHEN 4.02m x 2.16m (13'2" x 7'1")

Fitted with a good range of wall and base units and solid wood worktops over, incorporating a built-in double oven, four-burner gas hob, and integrated fridge freezer. The Ideal boiler was installed approximately two years ago. A double glazed window overlooks the rear garden, with an opening providing a connection through to the dining room, creating an ideal space for modern family living.

GROUND FLOOR BATHROOM

Modern suite having bath with shower over, WC, pedestal wash hand basin, ladder radiator, double glazed window and skylight providing natural light, tiled flooring and large storage area, a Jack and Jill internal door leads to:

STUDY/BEDROOM FOUR 2.88m x 2.44m (9'5" x 8'0")

Versatile room conveniently leading from bathroom with double glazed window to side and radiator. Ideal home office or occasional guest room.

ON THE FIRST FLOOR

LANDING

Having double glazed window to front providing natural light, radiator and loft access and leading to:

BEDROOM ONE 3.98m x 3.97m (13'0" x 13'0")

Double glazed sash window to front, chimney breast, modern old style radiator, and attractive picture rail.

BEDROOM TWO 4.15m max x 2.64m max (13'7" max x 8'7" max)

Spacious second bedroom with double glazed sash window to front and modern old style radiator.

BEDROOM THREE 3.96m max x 2.26m (12'11" max x 7'4")

Double glazed sash window to rear overlooking rear garden, and modern radiator.

INNER HALL

Leading to:

SHOWER ROOM

White suite comprising mains shower, pedestal wash hand basin, WC and ladder radiator, partially tiled and double glazed window to rear.

EXTERNALLY

Occupying a generous plot, this unique property enjoys exceptional outdoor space to both the front and rear, offering a wonderful degree of privacy. A pathway leads to the front entrance, bordered by an abundance of mature trees, shrubs and established planting, creating a picturesque approach. A substantial lawn under the cover of trees provides the perfect space for children to play or for relaxing outdoors. The garden continues to the side and rear, where there are raised flower beds edged with railway sleepers, mature fruit trees, and a well-maintained lawn create a delightful setting. Several patio areas offer ideal spaces for al fresco dining and entertaining, while a further

pathway leads to the greenhouse, double garage, and charming wooden garden room. A concrete driveway completes the property, providing ample off-road parking.

GARDEN ROOM 2.73m x 2.71m (8'11" x 8'10")

Having glass doors and window, power and designed for outdoor entertaining.

DOUBLE GARAGE 5.89m x 4.74m (19'3" x 15'6")

Spacious double garage having two up-and-over doors to front, power and lighting, and housing the PV Solar panel system (privately owned). UPVC double glazed window and personal door to garden.

AGENT NOTES

Tenure: Freehold

Services: All mains services

Council Tax Band: D

Flood risk area and flooded in last 5 years?

The property has the benefit of photovoltaic solar panels generating an approximate annual tax free income of £1200 - £1500. The panels are owned in full by the current owners and help towards reducing the annual energy costs.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

