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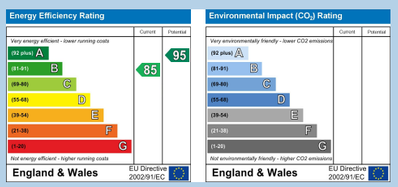
Bennett Jones PARTNERSHIP







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29 Signal Road, Cam, Dursley, GL11 5FB

Price Guide

£347,500



NEARLY NEW THREE BEDROOM SEMI-DETACHED HOME WITH LONG DRIVEWAY AND SOUTH-WESTERLY FACING REAR GARDEN, NO ONWARD CHAIN, CONSTRUCTED 2021 WITH OUTSTANDING BALANCE OF 10 YEAR BUILDERS WARRANTY, ENTRANCE HALLWAY WITH CLOAKROOM, SPACIOUS LIVING ROOM, OPEN PLAN KITCHEN/DINER, THREE FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, GAS CENTRAL HEATING PLUS DOUBLE GLAZING. ENERGY RATING: B.

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The Property Ombudsman
propertymark

29 Signal Road, Cam, Dursley, GL11 5FB

SITUATION

This property occupies a pleasant cul-de-sac position in this development off Box Road in Cam and is on the outskirts of the village being well placed for the Park and Ride railway station which has regular services to Gloucester and Bristol with inward connections to the national rail network. There is a Budgens shop within a few minutes walk and Cam village is within a few minutes drive having a Tesco supermarket and a range of local traders. There are three primary schools within Cam and Rednock Comprehensive School is in Dursley which has a larger range of shopping facilities including Sainsburys supermarket, independent retailers, swimming pool, library and community centre.

DIRECTIONS

If travelling from Cam village from the centre at the roundabout close to Tesco supermarket proceed in a northerly direction on the A4135 for three quarters of a mile. On exiting the village take the right hand turning on to Box Road Avenue signposted Cam and Dursley Park and Ride. Proceed for a further 600m and take the left hand turning onto Signal Road and take the immediate turning left and the property will be found shortly on the left hand side.

DESCRIPTION

This nearly new three bedroom semi-detached home was constructed in 2021 and still benefits from the outstanding balance of the 10 year builders warranty. Offered to the market with no onward chain, this home is immaculately presented throughout and has a good sized plot with long driveway to side, front garden and a South-Westerly facing rear garden. Internally, the property briefly comprises; entrance hallway, cloakroom, living room and open plan kitchen/diner. On the first floor there are three bedrooms, master benefiting from en-suite shower room and 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).

ON THE GROUND FLOOR

ENTRANCE HALL

Composite upvc front door, stairs to first floor, radiator, upvc double glazed window, central heating thermostat.

CLOAKROOM

Double glazed window, low level WC, pedestal wash hand basin, radiator.

LIVING ROOM 5.10m x 3.93m (16'8" x 12'10")

Double glazed window, radiator, under stairs cupboard.

KITCHEN/DINING ROOM 4.97m x 3.93m (16'3" x 12'10")

Range of wall and base units with laminate worktops over incorporating four ring gas hob with glass splashback and extractor over, integrated electric oven, integrated dishwasher, space for American fridge freezer, space and plumbing for washing machine, cupboard housing Ideal gas combi boiler, radiator, double glazed window and door.

ON THE FIRST FLOOR

LANDING

Double glazed window, access to loft, radiator, linen cupboard.

BEDROOM ONE 3.90m x 3.60m (12'9" x 11'9")

Double glazed window, radiator, central heating thermostat.

EN SUITE SHOWER

Low level WC, pedestal wash hand basin, shower cubicle with mains shower, part tiled walls, heated towel rail, extractor fan, shaver socket, double glazed window.

BEDROOM TWO 3.49m x 3.05m (11'5" x 10'0")

Double glazed window, radiator.

BEDROOM THREE 3.67m x 1.82m (12'0" x 5'11")

Double glazed window, radiator.

FAMILY BATHROOM

Suite comprising bath with mains shower over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan, shaver point.





EXTERNALLY

To the front there is a tarmac drive providing off street parking for up to three cars, lawned area with tree and low hedge to side. Face plate for EV charger (not currently wired in). There is a side access gate to the south facing rear garden which is not overlooked and is mainly laid to lawn with raised beds, shed, outside tap, timber fence panels.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: C
There is approximately £200 per annum maintenance charge which covers maintenance of the grounds - greenery - grass, trees and shrubs around Lister Gardens payable to Remus.

Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

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

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.





