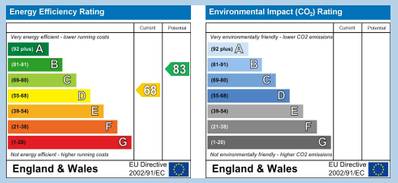
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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3 The Croft, Cam, Dursley, GL11 5NW

Asking Price
£335,000

SUPERBLY PRESENTED THREE BEDROOM EXTENDED HOME WITH AN AMALGAMATION OF CHARACTER FEATURES AND MODERN ADDITIONS. WITH FEATURE FIREPLACES, EXPOSED BEAMS AND A STAINED GLASS WINDOW COMBINED WITH UNDERFLOOR HEATING, BIFOLD DOORS AND A JACUZZI BATH, THIS PROPERTY TRULY COVERS ALL ANGLES. THE PROPERTY BRIEFLY COMPRISES; KITCHEN, LOUNGE, BATHROOM, CLOAKROOM/UTILITY, BEDROOM THREE/STUDY, INNER HALL, TWO FIRST FLOOR DOUBLE BEDROOMS, WC. LARGER THAN AVERAGE GARDEN WITH AMPLE OFF STREET PARKING, ENERGY RATING: D

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The Property Ombudsman · propertymark

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SITUATION

This property is tucked away off Woodview Road in the sought after Norman Hill / Everlands area of Cam, well placed for the range of facilities including Tesco supermarket, hairdressers, chemist, post office and public houses. Cam has a choice of three primary schools and the neighbouring town of Dursley has a wider range of facilities including Sainsbury's supermarket, swimming pool, gym, Vale Hospital and sports hall along with secondary and primary schooling. Cam is well situated for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and adjoining M5/M4 motorway network. Cam has a 'park and ride' railway station giving access to Gloucester and Bristol and onward connections to the national rail network.

DESCRIPTION

This property has been immaculately maintained by the current owners and offers a perfect blend of period features and modern décor. The accommodation benefits from ample natural light helped by the bifold doors and Velux window in the lounge. The property briefly comprises; kitchen, lounge with bifold doors and underfloor heating, bedroom three/study, cloakroom/utility, bathroom with Jacuzzi bath and underfloor heating, two first floor bedrooms and WC. Externally there is a larger than average garden which has been beautifully maintained.

DIRECTIONS

Travelling from Dursley town centre, proceed out of the town on the A4135 Kingshill Road. Continue over the first and second mini roundabouts, after two hundred yards turn right into Woodview Road, follow Woodview Road for approximately half a mile and The Croft can be found on the right hand side, just prior to the junction with Everlands.

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

KITCHEN 4.88m x 3.29m (16'0" x 10'9")

Having composite stable front door, a range of wall units with customisable down lights and base units with oak effect laminate counter tops and breakfast bar. Several integrated appliances including, fridge, freezer, dishwasher, oven and induction hob with extractor over. Interchangeable inset spotlights, radiator, double glazed window, exposed beam and ceramic tiled flooring that continues to:

LOUNGE 3.87m x 4.49m (12'8" x 14'8")

Having double glazed door to side, full width bifold doors to the rear with integral blinds and fitted shutters, gas underfloor heating, double glazed Velux window.

CLOAKROOM/UTILITY

Having low level WC, wash hand basin with integral unit, counter top with space and plumbing for washing machine under, double glazed window, radiator.

BATHROOM

Having vanity unit with double basin, back lit mirror, jacuzzi bath with dual shower head, double glazed window, extractor, electric underfloor heating, tiled wall, sliding roller door to:

BEDROOM THREE/STUDY 2.89m x 2.45m (9'5" x 8'0")

Having radiator, double glazed window, two built in cupboards housing gas boiler.

INNER HALLWAY

Having two storage cupboard, stained glass window, stairs leading to first floor:

ON THE FIRST FLOOR

LANDING

Having double glazed window and radiator.

BEDROOM ONE 3.90m(max) x 4.90m (12'9"(max) x 16'0")

Having dual aspect double glazed windows, decorative fireplace, radiator.

BEDROOM TWO 3.42m(narrowing to 2.45m) x 3.75m (11'2"(narrowing to 8'0") x 12'3")

Having built in storage over the stairs, decorative fireplace, radiator and double glazed window.

WC

Having low level WC, wash hand basin with vanity unit, double glazed window and extractor fan.

EXTERNALLY

At the back of the property there is a good sized patio area with pergola, leading to a larger than average garden with flower beds and garden path leading to further patio and gravel area. There are raised flower beds with sleepers, garden shed with power connected, outdoor tap, garden arbour, double gates leading to rear access. To the front is a good sized off road parking area with electric car charging point and finished with patio, resin driveway and sleeper wall with steps.

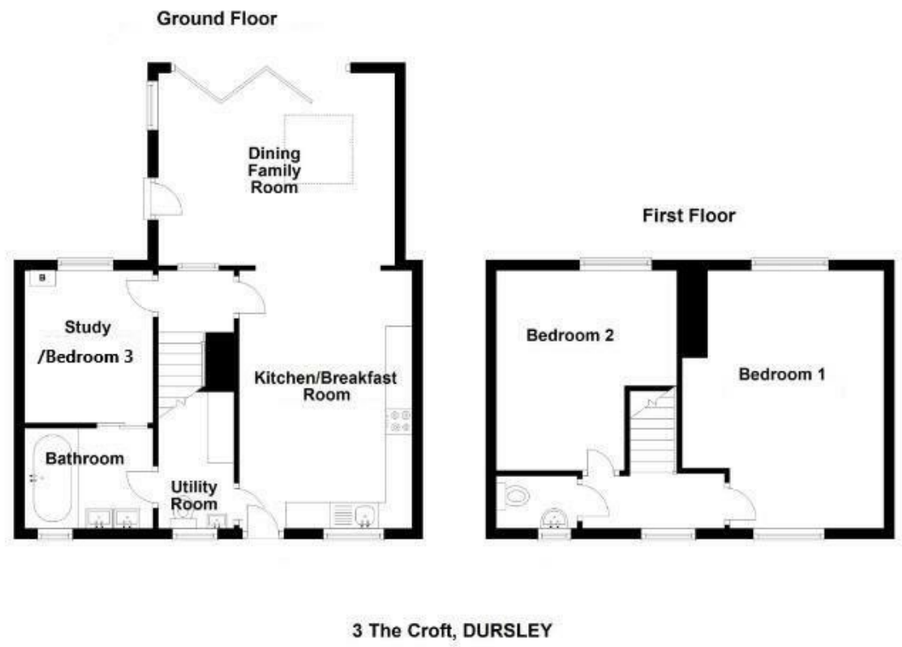
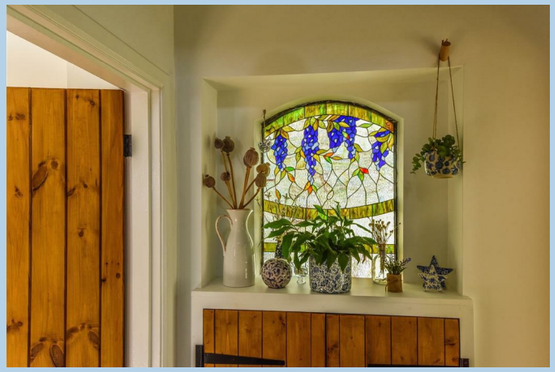
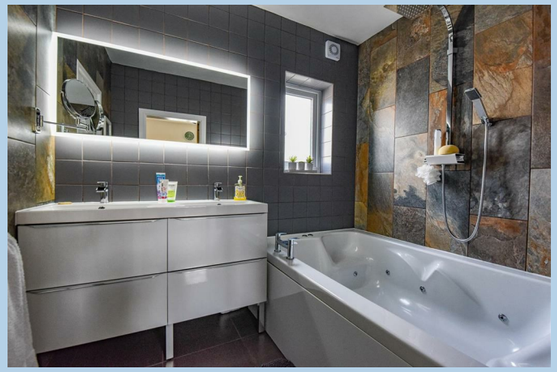
AGENT'S NOTES

Tenure: Freehold.

All mains services are connected.
Council Tax Band: B
Broadband: Asymmetric Digital Subscriber Line
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.