



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

23 Knapp Lane, Cam, Dursley,
GL11 5LS

Asking Price
£262,500



WELL PRESENTED MID TERRACED THREE BEDROOM HOUSE IN A GREAT LOCATION IN CAM - ENTRANCE HALLWAY - FULLY FITTED KITCHEN/DINER - LARGER THAN AVERAGE LOUNGE/DINER - THREE BEDROOMS ON THE FIRST FLOOR - BATHROOM - ADDITIONAL ATTIC ROOM - GARDEN - GARAGE WITH OFF STREET PARKING - ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



23 Knapp Lane, Cam, Dursley, GL11 5LS

DESCRIPTION

The property is situated in a central location to Cam village which has a growing range of facilities, including Tesco supermarket, post office, café, doctors and dentist surgeries. Cam has a choice of three primary schools and the property is within a short drive of Dursley Town Centre which has a wider range of shopping facilities along with secondary schooling. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and the property is well located for access to the A38 and the adjoining M5/M4 motorway network.

DIRECTIONS

If travelling from Dursley take the A4135 out of town in a north westerly direction, proceed straight across the first two mini roundabouts and at the third mini roundabout take the second exit and proceed down the incline to the Tesco roundabout, then take the first exit into Cam High Street and continue, taking the first turning on the left into Knapp Lane then proceed for approximately 200 metres and the property can be found on the left hand side.

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 HALL

Having front door to side and double glazed window to front, radiator and stairs to first floor.

KITCHEN 3.79 maximum x 2.86 widening to 3.79 (12'5" maximum x 9'5" widening to 12'5")

Well proportioned fully fitted kitchen with wall and base units with worktop over, stainless steel sink and drainer, plumbing for washing machine and dishwasher, newly fitted dual fuel oven and hob with extractor over, double glazed window to front and additional under stairs storage space.

LOUNGE/DINER 5.92 maximum x 4.84 maximum (19'5" maximum x 15'11" maximum)

Larger than average and well proportioned lounge area with additional dining space, feature fire place with wooden mantel over, two radiators, leading to dining area with large double glazed patio doors and glazed picture windows allowing an open plan feel with access directly out onto the garden and patio area.

ON THE FIRST FLOOR

LANDING

Providing access to bedrooms.

BEDROOM ONE 3.27 x 2.82 (10'8" x 9'3")

Having radiator and double glazed window to rear, built-in wardrobes.

BEDROOM TWO 2.93 x 2.86 (9'7" x 9'5")

Having radiator and double glazed window to front, built-in wardrobe with additional storage cupboard giving access to the loft ladder and converted attic room.

BEDROOM THREE 2.73 x 1.89 (8'11" x 6'2")

Double glazed window to rear and radiator.

BATHROOM

Having white bathroom suite comprising of white panelled bath with mains shower over, WC, wash hand basin, chrome ladder towel radiator, tiled throughout and double glazed frosted window to front.

ATTIC ROOM 4.76 x 3.31 (part height restriction) (15'7" x 10'10" (part height restriction))

With access from Bedroom Two via a pull down loft ladder, this unique room provides excellent additional space. The area houses the newly installed boiler and has two skylights providing light, radiator and lighting.



EXTERNALLY

To the front of the property there is a good sized grass area with a concrete pathway leading to the front door and a small patio area. To the rear of the property there is a large decked area and astro turf with a gravelled pathway leading to the garage rear door and rear gate leading to a further pathway where access to the front of the garage and parking can be found.

AGENTS NOTES

The property benefits from gas fired radiator central heating and double glazing. All mains services are connected. There is a water meter. Council Tax Band: C (£1989.79 payable). 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.

