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12 Draycott Crescent, Cam, Dursley,  
GL11 5LW

Price Guide  
£260,000



THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN CAM, OFFERED WITH NO ONWARD CHAIN AND EXCELLENT POTENTIAL TO MODERNISE. FEATURING SPACIOUS DUAL ASPECT LIVING ACCOMMODATION, LARGE REAR GARDEN BACKING ONTO OPEN FIELDS, AND SCOPE TO CREATE OFF-ROAD PARKING. EPC: C

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# 12 Draycott Crescent, Cam, Dursley, GL11 5LW

## SITUATION

Draycott Crescent is situated close to the centre of Cam Village, which offers a growing range of services including Tesco's supermarket, independent retailers, doctors and dentist surgeries. The property is within a short drive of the A38 and the Park and Ride Railway Station in nearby Box Road, which provides regular services to Gloucester and Bristol and onward connections to the national rail network. Cam village has a choice of three primary schools and the old market town of Dursley sits on the edge of the Cotswold escarpment and offers secondary schooling at Rednock Comprehensive School along with a wider range of shopping facilities including Sainsbury's supermarket., recreational facilities include swimming pool, sports centre and golf course at Stinchcombe Hill.

## DIRECTIONS

If travelling from Dursley, proceed out of the town on the A4135 (Kingshill Road) and continue down Cam Pitch in the centre of the village. At the mini roundabout near the Tesco superstore, turn left and proceed along the High Street, take the 3rd left into Manor Avenue and Draycott Crescent is next right.

## DESCRIPTION

This property has been in the same family ownership for a number years and has been well loved in that time. Now offered to the market with no onward chain, the property presents an excellent opportunity for the next owner to put their own stamp on things and modernise. The property benefits from a good size dual aspect living room, separate dining room, kitchen with views across the garden and field behind, large utility room, downstairs WC, two double bedrooms, one single bedroom and family bathroom. The garden is a particular highlight, being generous in size and overlooking open fields behind. There is also a front garden which could be used to create parking for two to three cars to meet modern day needs.

## 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 HALL

Stairs to first floor, radiator, single glazed window.

## LOUNGE 5.50m x 3.17m (18'0" x 10'4")

Two double glazed windows, two radiators, block fire with stone surround.

## DINING ROOM 3.04m x 2.72m (9'11" x 8'11")

Double glazed window, radiator.

## KITCHEN 4.81m x 2.31m (15'9" x 7'6")

Fitted sideboard, sink unit, worktop, space for gas hob and oven, Vaillant gas boiler, radiator, built-in cupboard, larder cupboard with single glazed window, double glazed window.

## UTILITY ROOM 3.68m x 3.07m (12'0" x 10'0")

Doors to front and rear, two double glazed windows, wall mounted sink unit, plumbing for washing machine, electric radiator, two storage cupboards

## CLOAKROOM

High level WC and double glazed window.

## ON THE FIRST FLOOR

## LANDING

Double glazed window, access to loft, airing cupboard housing hot water cylinder, built in cupboard.

## BEDROOM ONE 3.68m x 3.19m (12'0" x 10'5")

Double glazed window, radiator, built-in wardrobe.

## BEDROOM TWO 3.69m x 2.85m (12'1" x 9'4")

Double glazed window, radiator, built-in cupboard.

## BEDROOM THREE 2.72m x 2.52m (8'11" x 8'3")

Double glazed window, radiator.

## BATHROOM

Suite comprising wall mounted wash hand basin, bath, high level WC, electric heater, radiator, double glazed window.

## EXTERNALLY

The front garden is laid to lawn with hedges, shrubs and flowers, gate and path. To the rear there is a large lawn with garden path, washing line, flower border and shrubs with views overlooking fields.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: 'B'

Broadband: Not connected.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

The property is ex-local authority and is subject to probate which has been granted.

## 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.

