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3 Goldfinch Edge, Dursley,
GL11 5FP

Asking Price
£265,000



MODERN TWO-BEDROOM HOME BUILT BY NEWLAND HOMES, IMMACULATLY MAINTAINED AND STILL UNDER WARRANTY. SPACIOUS LOUNGE/DINER WITH FRENCH DOORS, FITTED KITCHEN, CLOAKROOM, AND TWO DOUBLE BEDROOMS. ENCLOSED REAR GARDEN, DRIVEWAY PARKING FOR TWO WITH EV CHARGER, PLUS STORAGE. EDGE-OF-CAM LOCATION NEAR TRANSPORT LINKS AND AMENITIES. EPC: B.

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SITUATION

The property is situated on the outskirts of Cam within a few minutes drive of the A38 and within level walking distance of the 'Park and Ride' railway station at the nearby Box Road. The railway station provides regular services to Gloucester and Bristol with connections to the National Rail Network. Cam village is approximately one mile distant and offers a growing range of facilities including: Tesco supermarket, independent retailers, doctors and dentist surgeries. Cam has a choice of three primary schools, whilst the nearby town of Dursley has the Rednock Comprehensive School together with a wider range of shops, Sainsbury's supermarket and recreational facilities including swimming pool and golf course at Stinchcombe Hill.

DIRECTIONS

If travelling from Dursley proceed north west out of town on the A4135 until reaching the village of Cam, proceed on the A4135 out of the village passing the Shell Garage on the left hand side and after a further half a mile turn right into Goldfinch Edge and the property will be found approximately 100m on the left hand side.

DESCRIPTION

This property has been in the same ownership since new, approximately four years ago and has been well maintained by the current owners. Having been built by Newland Homes, the property benefits from an outstanding warranty. The property briefly comprises; entrance hall, kitchen, cloakroom, lounge/diner, two first floor double bedrooms and family bathroom. Externally, there is a good sized rear garden and parking at the front with EV charger.

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

Radiator, stairs to first floor, thermostat.

CLOAKROOM

Low level WC, wash hand basin, radiator.

LOUNGE/DINER 5.64m x 3.65m (18'6" x 11'11")

Two radiators, double glazed French doors with side lights,

KITCHEN 3.29m reducing to 1.70m x 2.70m (10'9" reducing to 5'6" x 8'10")

Range of wall and base units, integrated dishwasher and fridge freezer, gas hob and oven, space for washing machine, extractor, inset sink with mixer tap, double glazed window, radiator, understairs cupboard.

ON THE FIRST FLOOR

LANDING

Access to boarded loft space.

BEDROOM ONE 3.64m x 3.29m (11'11" x 10'9")

Double glazed window, built-in wardrobe, airing cupboard, radiator.

BEDROOM TWO 3.67m x 3.65m reducing to 2.70m (12'0" x 11'11" reducing to 8'10")

Two double glazed windows, radiator.

BATHROOM

Low level WC, pedestal wash hand basin, bath with mixer shower, spot lights, extractor, tiled floor, shaver point, heated towel rail.

EXTERNALLY

To the front of the property is a small flower border and block paved driveway providing parking for two cars in



tandem with EV charger and storage shed. At the rear is a good sized lawn area with outside tap, patio and garden path leading to gated side access. The garden is fully enclosed by recently replaced wooden panel fencing.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: B

Maintenance Fee: Approximately £319 per annum.

10 year NHBC warranty commenced April 2022.

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.

