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4 May Evans Close, Dursley,  
GL11 5UX

Price Guide  
£240,000



TWO BEDROOM SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF CAM VILLAGE CENTRE, SCHOOLS AND AMENITIES. THE PROPERTY FEATURES A MODERN KITCHEN/DINER, SPACIOUS LOUNGE WITH FRENCH DOORS OPENING TO A PRIVATE GARDEN. UPSTAIRS OFFERS TWO WELL-PROPORTIONED DOUBLE BEDROOMS AND A RECENTLY FITTED BATHROOM WITH BOTH BATH AND SEPARATE SHOWER. EXTERNALLY, THERE IS A DRIVEWAY FOR TWO CARS AND A FULLY ENCLOSED REAR GARDEN. EPC: C.

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## 4 May Evans Close, Dursley, GL11 5UX

### SITUATION

This property is situated in this sought after location of May Evans Close and benefits from its cul-de-sac position off of Manor Avenue in Cam. The property is in a conveniently located position and is within walking distance of the village centre. Cam has a range of facilities including: Tesco supermarket, independent retailers, chemist and hardware store. The village also has doctor and dentist surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities and community facilities including: sports centre, eighteen hole golf course and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the National Rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol, and Cheltenham via the A38 and M5/M4 motorway network.

### DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceed straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline and take the first turning on the left into Manor Avenue, proceed fifty metres taking the first turning on the right hand side into May Evans Close, continue a further twenty metres and the property will be located on the right hand side.

### DESCRIPTION

This property has been in the same ownership for approximately four years and has been lovingly maintained by the current owners. On the ground floor is a modern kitchen/diner and light and airy living room with French doors opening to the garden. On the first floor are two good sized double bedrooms and a recently fitted bathroom with separate shower. At the front of the property is a driveway providing parking for two cars.

### 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

Having stairs to first floor with understair cupboard, thermostat controls, built in storage cupboard, wood effect tiled flooring.

### KITCHEN/DINER 3.71m x 2.53m (12'2" x 8'3" )

Having a range of wall and base units with integrated induction hob with electric oven and extractor over, space for freestanding fridge freezer, space and plumbing for washing machine and dishwasher, one and a half bowl sink, tiled splashback, double glazed window, wood effect tiled flooring.

### LOUNGE 4.55m x 3.86m (14'11" x 12'7")

Having double glazed French doors to rear, double glazed window and radiator.

### ON THE FIRST FLOOR

### LANDING

Having airing cupboard, access to loft with loft ladder.

### BEDROOM ONE 4.55m x 2.69m (14'11" x 8'9")

Having double glazed window and radiator.

### BEDROOM TWO 4.05m x 2.33m (13'3" x 7'7")

Having double glazed window, radiator, two built in wardrobes.

### FAMILY BATHROOM

Having vanity unit with integral WC and wash hand basin, bath with shower and separate cubicle shower, part tiled wall, extractor fan, heated towel rail.

### EXTERNALLY

Fully enclosed rear lawn area with path to patio and shed. To the front of the property is paved driveway for two cars.



### AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: B

Broadband: Fibre to the Premises

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

