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21 Meadowvale, Cam, Dursley,  
GL11 6HQ

Asking Price  
**£275,000**



WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH TWO OFF STREET PARKING SPACES AND ENCLOSED REAR GARDEN. THE INTERNAL ACCOMMODATION INCLUDES ENTRANCE HALL, L SHAPED LOUNGE/DINER WITH PATIO DOORS TO REAR, BRAND NEWLY FITTED KITCHEN WITH OVEN, HOB AND REAR ACCESS, TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES, THIRD SINGLE BEDROOM AND FAMILY BATHROOM WITH SHOWER OVER BATH. COUNCIL TAX BAND C. ENERGY RATING D.

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# 21 Meadowvale, Cam, Dursley, GL11 6HQ

## SITUATION

This three bedroom semi detached house is situated in a pleasant residential area in the village of Cam. The village has a Tesco supermarket along with a range of local retailers and a choice of three primary schools. The nearby town of Dursley offers a wider range of shopping facilities including Sainsbury's and Lidl supermarkets and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'park and ride' railway station with onward connections to the National Rail Network.

## DIRECTIONS

Proceeding out of Dursley in a north westerly direction on the A4135. Continue straight across at the first and second mini-roundabouts, at the third mini-roundabout take the first exit into Woodfield Road and proceed up the incline turning left into Tiltdown Close, take the next right turning onto Meadowvale and the property will be located shortly on the left hand side, prior to the row of garages.

## DESCRIPTION

This well presented three-bedroom semi-detached house has been in the same ownership for a number of years and has been a tenanted property. The owners have recently decorated and replaced the kitchen along with replacement of some carpets. The property is accessed via entrance hall leading to lounge/diner which gives access to the newly refurbished kitchen, which has built in oven and hob. On the first floor there are two double and a single bedroom along with a bathroom with a shower over the bath. The property has extensive double glazing and gas fired central heating. Externally a block paved parking area provides space for two cars and the rear garden has a good size paved patio area and lawn. The property must be seen to be fully appreciated and we would suggest viewing at your earliest opportunity.

## 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

With vinyl flooring, window to side and stairs leading to first floor landing with loft access and airing cupboard.

**LOUNGE/DINER 7.24m x 4.14m (narrowing to 2.57m) (23'9" x 13'6" (narrowing to 8'5"))**

L-shaped lounge diner with carpeted flooring, sliding doors to patio, understair storage cupboard and windows to front and rear.

**KITCHEN 2.87m x 2.37m (9'4" x 7'9")**

Newly fitted kitchen with a range of wall and base units, single electric oven, electric hob, plumbign for washing machine and dishwasher, space for tall fridge freezer, window to side and rear access door to garden.

## ON THE FIRST FLOOR

### LANDING

**BEDROOM ONE 3.79m x 2.84m (narrowing to 2.47m) (12'5" x 9'3" (narrowing to 8'1"))**

Double bedroom with carpeted flooring, built in wardrobe and window to front.

**BEDROOM TWO 2.90m x 2.75m (9'6" x 9'0")**

Double bedroom with carpeted flooring, two built in wardrobes and window to rear.

**BEDROOM THREE 2.64m x 2.14m (8'7" x 7'0")**

Single bedroom/office with carpeted flooring and window to front.

### BATHROOM

White suite comprising of bath with shower over, wash basin, WC and window to rear.



## EXTERNALLY

There is a pleasant enclosed garden to the rear with lawn, patio and shed, along with side access to the front where there is a driveway with parking for two vehicles.

## AGENTS NOTE

Services: All mains services are understood to be connected. Gas central heating  
Council Tax Band: C  
Energy Rating: D  
Broadband: ADSL (Asymmetric Digital Subscriber Line)  
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.

