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**Bramley Cottage Dursley Road,
Cambridge, GL2 7AB**

Open To Offers
£270,000



GRADE II LISTED END-TERRACED COTTAGE IN SEMI-RURAL POSITION, LANDSCAPED GARDENS, GARAGE PLUS DRIVEWAY WITH FURTHER DRIVEWAY, ENTRANCE PORCH, LIVING/DINING ROOM WITH WOODBURNER, KITCHEN, UTILITY AREA, BATHROOM - FIRST FLOOR BEDROOM WITH STORAGE CUPBOARDS, TOP FLOOR BEDROOM WITH DUAL ASPECT VIEWS AND STORAGE, GOOD SIZED GARDEN, - CELLAR, GAS CENTRAL HEATING.

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Bramley Cottage Dursley Road, Cambridge, GL2 7AB

SITUATION

This property is situated in the convenient and pleasant position in the hamlet of Cambridge. The property is only a moments drive away from the A38 but is positioned over two hundred metres away from the 'A' road in a quiet residential area. The adjoining village of Slimbridge has its own primary school, village shop, post office and the village is located close to the famous Wetlands Trust founded by Sir Peter Scott. The adjoining village of Cam has a Tesco supermarket along with a 'Park and Ride' railway station with regular onward connections to the National Rail network. Dursley town which is approximately three miles distance away has a Sainsbury's supermarket along with a range of local traders. The property, with its close proximity to the A38, provides onward connections to the M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction along the A4135, continue for approximately two miles into Cam village centre and continue through the village on the A4135 prior to the Slimbridge roundabout, take the turning on the right hand side and continue along Wisloe Road for approximately four hundred metres, take the forty five degree turning left onto Dursley Road and continue a further half mile and the property can be located on the right hand side. Vehicular and pedestrian access to the garage and driveway is located off of Narles Road.

DESCRIPTION

This Grade II listed property has been in the same ownership for over three years with the previous owners installing a woodburner to the living room, landscaping the garden and carrying out general updating and decoration. This characterful cottage retains some features such as exposed beams and sash windows, whilst being in a modern and updated condition. The property is spaced over three stories and benefits from its semi-rural position and outside space. The property briefly comprises ground floor kitchen, utility area and bathroom, mid floor living room access via entrance porch, first floor bedroom and top floor bedroom. Externally, there is a parking space directly to the rear of the property. To the front, there is a shared footpath leading to front door and gate leading to the privately owned garden which is over 100 ft and offers garage plus driveway parking.

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 PORCH

Front door, large panel windows to side and rear, further wooden stable door to:

LIVING ROOM/DINING ROOM 3.84m x 3.60m narrowing to 2.95m (12'7" x 11'9" narrowing to 9'8")

Single glazed sash window and further singled glazed window to front, radiator, woodburner, stairs to first floor, further stairs to:

KITCHEN 2.77m x 2.12m (9'1" x 6'11")

Fitted kitchen with base and wall units, solid wood work surfaces over, double glazed window to rear, Belfast sink, electric oven with gas hob and hood over, tiled floor and tiled splashback, leading into:

UTILITY AREA

Space and plumbing for washing machine, under counter space for fridge, door to:

BATHROOM

Bath with shower off tap, double glazed window to rear, wash hand basin with pedestal, low level wc.

ON THE FIRST FLOOR

SMALL LANDING

Stairs to first and ground floor.

BEDROOM TWO 3.97m (max) x 2.16m (max) (13'0" (max) x 7'1" (max))

ON THE TOP FLOOR

SMALL LANDING.

BEDROOM ONE 3.86m narrowing to 3.24m x 2.89m (12'7" narrowing to 10'7" x 9'5")

Dual aspect sash window to side and two single glazed windows to front offering pleasant nearby views, storage cupboard, fitted wardrobe access to loft space which is insulated.



EXTERNALLY

To the rear of the property there is a tarmac driveway providing parking for one vehicle. To the front of the property there is a shared pathway providing access to the neighbouring properties. Opposite the front door and over the shared pathway is private access into the 100 foot garden which has neat and well laid out patio seating area. The garden is mainly laid to lawn with brick bordered and stone gravel pathway leading to vegetable patch and raised flagstone seating area, raised planter and path leading to the DETACHED GARAGE which has power and has concrete driveway to front providing parking for one vehicle.

AGENTS NOTE

Tenure: Freehold

All mains services are believed to be connected. Gas central heating.

Grade II listed building.

Council Tax Band: B

There is a shared footpath to the front of the property.

Broadband: Fibre to the Premises.

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.

