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40 St Bartholomews Close, Cam,
Dursley, GL11 5UR

Price Guide
£430,000



DETACHED FOUR BEDROOMED UPDATED AND MODERNISED FAMILY HOME WITH
DETACHED GARAGE - AMPLE DRIVEWAY PARKING - POPULAR END OF CUL-DE-SAC
POSITION - SOUTH-WESTERLY FACING REAR GARDEN - GOOD SIZE FITTED KITCHEN -
LARGE LIVING ROOM - SEPARATE DINING ROOM/RECEPTION TWO - CLOAKROOM/THIRD
WC - FOUR FIRST FLOOR BEDROOMS EACH WITH BUILT-IN WARDROBES - MASTER
WITH EN-SUITE SHOWER ROOM - FAMILY BATHROOM - ENERGY RATING C

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40 St Bartholomews Close, Cam, Dursley, GL11 5UR

SITUATION

This property is located in St. Bartholomew's Close, which is a sought after area just off Shutehay Drive in Cam. Within walking distance is the village centre, which has a range of facilities including Tesco's supermarket, independent retailers, chemist and hardware store. The village also has both doctors 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, 18 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, proceeding 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 taking the third turning on the right into Shutehay Drive and proceed approximately 100m taking the second turning on the right into St Bartholomew's Close, continue until the very end of the cul-de-sac and number 40 will be located straight ahead.

DESCRIPTION

This property has been in the same ownership for over 7 years and has been extensively modernised and updated by the current owners. The property now benefits from updated kitchen, cloakroom, family bathroom and en-suite shower room, flooring and general decoration throughout. The garden has been re-worked to incorporate laid to lawn section with flagstone patio and wood decked seating area. The property briefly comprises; entrance hallway, large living room, kitchen, separate dining room, cloakroom. On the first floor, there are three bedrooms, master having en-suite shower room and family bathroom. Externally, there is a fully enclosed south-westerly facing garden, detached garage (the garage has plastered walls and has previously been used for a studio/gym but it could easily be put back to garaging). To the front of the property there is a good size tarmac driveway providing parking for a number of properties.

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 HALLWAY

Double glazed front door and window, stairs to first floor, radiator, under stairs storage cupboard.

LIVING ROOM 6.45m narrowing to 5.68m x 3.50m (21'1" narrowing to 18'7" x 11'5")

Double glazed window to front and double glazed sliding door to rear, two radiators.

KITCHEN 3.93m (max) x 2.64m narrowing to 1.64m (12'10" (max) x 8'7" narrowing to 5'4")

Modern fitted kitchen with base and wall units, laminate work surface over, one and half bowl stainless steel sink and drainer, electric oven, grill, separate electric hob with hood over, space for tall standing fridge freezer, integrated dishwasher, double glazed window and door to garden, radiator.

DINING ROOM 2.89m x 2.89m (9'5" x 9'5")

Double glazed window to front, radiator.

CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator, double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder, access to loft space.

EN-SUITE SHOWER ROOM

Shower cubicle with electric shower, low level wc, vanity wash hand basin, heated towel rail, double glazed window to front.

BEDROOM ONE 3.44m x 2.89m (11'3" x 9'5")

Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM TWO 3.57m x 2.71m (11'8" x 8'10")

Double glazed window to front, radiator, built-in wardrobe.

BEDROOM THREE 2.89m x 2.14m (9'5" x 7'0")

Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM FOUR 2.23m x 2.17m (7'3" x 7'1")

Double glazed to front, radiator, built-in wardrobe.

FAMILY BATHROOM

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

EXTERNALLY

The rear garden has flagstone patio, dividing wall leading to laid to lawn garden with stone slate borders, shrubs, wooden decked seating area, tap and storage shed. The rear garden is fully enclosed by wood panel fencing. To the front of the house there is a tarmacadam drive/turning/PARKING AREA with flower border and hedge, detached brick and tiled built GARAGE (5.4m x 2.76m) with up and over door, personal door, double glazed window, electric lighting and ample power points. (This room has plastered walls and has previously been used for a studio/gym but it could easily be put back to garaging).

AGENTS NOTE

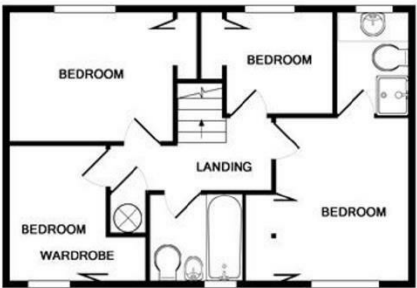
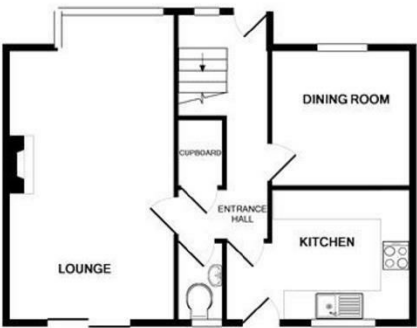
Tenure: Freehold.
All mains services are believed to be connected.
Council Tax Band: D
Energy Rating C

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.



40, ST. BARTHOLOMEWS CLOSE, CAM, GL11 5UR
TOTAL APPROX. FLOOR AREA 1064 SQ. FT. (98.9 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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