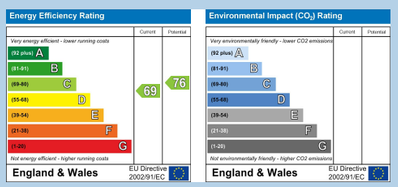
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS







MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.
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15 Rowley, Cam,
GL11 5NT

Asking Price
£330,000



ATTRACTIVE THREE BEDROOM COTTAGE IN THE HEART OF CAM. COMPRISING: ENTRANCE HALLWAY, CLOAKROOM, GROUND FLOOR SHOWER ROOM, LOUNGE WITH WOODBURNING STOVE, SEPARATE DINING/FAMILY ROOM OPENING INTO KITCHEN-BREAKFAST ROOM. THREE FIRST FLOOR DOUBLE BEDROOMS AND FAMILY BATHROOM, GOOD SIZED REAR GARDEN BACKING ONTO RIVER CAM, LARGE OUTBUILDINGS, MANY CHARACTER FEATURES AND PARKING. MUST BE SEEN. EPC C GAS CENTRAL HEATING.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

15 Rowley, Cam, GL11 5NT

SITUATION

This family home is situated in the popular of Rowley, within walking distance of a range of local retailers along with Tesco supermarket. There is a choice of three primary schools in the village; two of which are within a short walk of the property. There are doctors and dental surgeries also within close proximity. The nearby market town of Dursley has a range of shopping facilities along with recreational facilities including: swimming pool, sports hall, library and eighteen hole golf course. The town has comprehensive schooling at Rednock and the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible 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

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) continuing straight across at the first and second mini roundabouts. At the third mini roundabout take the second exit and proceed down the incline into Cam village. At the roundabout take the third exit into Chapel Street and continue for approximately 200m turning left into Rowley. Continue through Rowley bearing right and the property will be found around halfway along on the left hand side.

DESCRIPTION

This attractive end of terraced cottage does not disappoint, the property has been in the same ownership for many years and the current owner has lovingly upgraded but retaining an array of character features. The property is accessed via small gated pathway to the front and driveway with pathway to the side leading to a large garden with access to the River Cam. The cottage has two reception rooms, both of which provide good entertaining spaces, there is an attractive cottage style fitted kitchen/breakfast room, ground floor shower room and separate cloakroom/second WC with utility space. On the first floor there are three double bedrooms and a family bathroom. The property must be seen to appreciated. Gas central heating. EPC rating:

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

LOUNGE

Attractive room with fireplace and woodburning stove, double glazed window to front and stairs to first floor.

DINING ROOM 3.54m x 2.79m (11'7" x 9'1")

Excellent entertaining space with radiator, tiled flooring, opening to kitchen and door leading to

HALLWAY

UPVC double glazed door to side pathway, space for coats and access to:

SHOWER ROOM

Shower cubicle with electric shower, radiator, and extractor.

CLOAKROOM

WC, vanity wash hand basin, double glazed window to side, Logic gas boiler, electricity consumer unit.

KITCHEN/BREAKFAST ROOM 4.38m x 3.29m (14'4" x 10'9")

Double glazed windows to the side and rear provide lovely views over the garden, while a uPVC double-glazed door offers direct access to the rear garden. The kitchen is fitted with a range of wall and base units with worktops over, incorporating a sink and drainer. There is plumbing for a washing machine, space for a freestanding oven and fridge freezer, radiator, tiled flooring, and ample room for dining.

ON THE FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 3.36m x 3.16m (11'0" x 10'4")

Double glazed window to front, radiator, ample built-in storage cupboard housing immersion tank and wardrobe offering ample storage.

BEDROOM TWO 3.46m x 2.47m (11'4" x 8'1")

Double glazed window to side, radiator, storage alcove with shelving and wardrobe area.

BEDROOM THREE 4.42m x 2.75m (14'6" x 9'0")

Dual aspect window to side and rear with views over rear garden and escarpment beyond, radiator and built in wardrobe, radiator, overlooking rear garden and with views to escarpment.

BATHROOM

White suite comprising pedestal wash hand basin, WC and bath, radiator, partially tiled walls, double glazed window to side.





EXTERNALLY

To the front of the property the garden is laid with attractive slate and edged with wrought iron fence and gate to front door. The rear garden has a patio area with gravelled borders leading to steps to decked area and onto large lawned area with concrete pathway to brick OUTBUILDING with window, second OUTBUILDING with light and power. The garden is edged by fencing and there is a small gate to the river.

AGENT NOTES

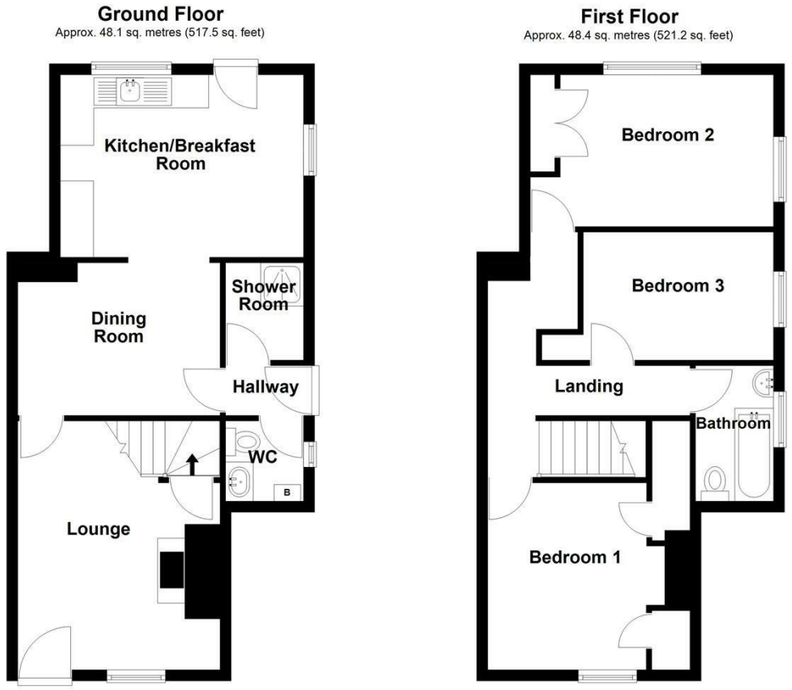
Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: B
Rights of way: Numbers 11 and 13 Rowley have a right of way to the rear of the property.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for 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.



Total area: approx. 96.5 sq. metres (1038.7 sq. feet)
15 Rowley, Cam, Dursley, GL11 5NT



