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3 St. Bartholomews Close, Cam,  
Dursley,

Price Guide  
**£345,000**



WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME, WITH NO ONWARD CHAIN, HAVING POPULAR GARAGE CONVERSION CREATING SECOND RECEPTION ROOM, SPACIOUS LANDSCAPED REAR GARDEN WITH LARGE PATIO, WELCOMING ENTRANCE HALLWAY, MODERN KITCHEN, LOUNGE WITH PATIO DOORS ONTO REAR GARDEN, SEPARATE DINING ROOM, THREE FIRST FLOOR DOUBLE BEDROOMS, MODERN FAMILY BATHROOM, DRIVEWAY WITH PARKING FOR TWO VEHICLES. COUNCIL TAX BAND: D. ENERGY RATING C. CLOSE TO AMENITIES!

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# 3 St. Bartholomews Close, Cam, Dursley, GL11 5US

## 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 supermarket, independent retailers, chemist, cafe and hardware store. The village also has both doctors and dentists 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 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 one hundred metres taking the second turning on the right hand side onto St. Bartholomew's Close and the property will be located shortly on the left hand side.

## DESCRIPTION

Constructed by Bovis homes approximately 40 years ago, this property has been in the same ownership for over 5 years and is now offered to the market with no onward chain. Benefiting from a previous garage conversion, this home now offers a well balanced ground floor accommodation with three well proportioned bedrooms on the first floor. The rear garden has been landscaped and now offers a large patio with low maintenance stone gravel and side access to front with driveway parking for two vehicles. Internally, the property briefly comprises; entrance hallway, kitchen, living room and separate dining room. On the first floor there are three bedrooms, all having built in storage, and family bathroom.

## 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

Double glazed front door, radiator, storage cupboard.

## KITCHEN 2.70m x 2.42m (8'10" x 7'11")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, stainless steel sink and drainer, double glazed window to front, space and plumbing for washing machine, built in electric oven, separate built in electric hob with extractor over, space for tall standing fridge freezer, gas boiler in cupboard.

## LIVING ROOM 4.0m (4.92m under stairs) x 3.80m (13'1" (16'1" under stairs) x 12'5")

Double glazed French doors to garden, radiator, door to:

## DINING ROOM 4.86m (max.) x 2.49m (15'11" (max.) x 8'2")

Radiator, double glazed window to front and rear.

## ON THE FIRST FLOOR

## LANDING

Access to loft, airing cupboard with hot water cylinder.

## BEDROOM ONE 3.92m x 2.86m narrowing to 2.72m (12'10" x 9'4" narrowing to 8'11")

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

## BEDROOM TWO 2.98m x 2.87m (9'9" x 9'4")

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

## BEDROOM THREE 3.69m x 2.47m (12'1" x 8'1")

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

## FAMILY BATHROOM

Bath with glazed door, combination wash hand basin and low level WC, double glazed window to front.

## EXTERNALLY

The rear garden is low maintenance and has large flagstone patio, stone gravel, two wooden sheds, shrubs and is enclosed by wood panel fencing. Side access leads to front tarmac driveway providing parking for two vehicles.

## AGENTS NOTE

Tenure: Freehold.

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

Council Tax Band: D.

Broadband: Fibre to the Cabinet

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

Property is subject to probate which has been granted.

## 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.

