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16 Addymore, Cam, Dursley,
GL11 5UY

Price Guide
£250,000



IMMACULATELY PRESENTED AND UPDATED TWO BEDROOM HOME, LARGER THAN AVERAGE PLOT WITH GOOD SIZED SIDE GARDEN AND PATIO, ALLOCATED PARKING, MODERN KITCHEN WITH UPDATED DOUBLE GLAZING THROUGHOUT, ENTRANCE HALL LEADING INTO LIVING ROOM, KITCHEN/DINER, TWO FIRST FLOOR BEDROOMS, BATHROOM. ENERGY RATING: C.

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16 Addymore, Cam, Dursley, GL11 5UY

SITUATION

This beautifully presented and modernised two bedroom end terraced house is situated in the popular cul-de-sac of Addymore, which is just a short distance from Cam village centre. Cam offers a range of facilities including Tesco supermarket, post office, doctors and dentist surgeries. There are three primary schools within Cam and comprehensive schooling can be found in the nearby town of Dursley. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and 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 roundabouts. At the third mini roundabout bear right on to the A4135 taking the first turning left into Manor Avenue. Continue, taking the second turning right and bear right again into Addymore, turn left and the property will be located in the right hand corner.

DESCRIPTION

This property has been in the same ownership for over 20 years and has been recently updated and modernised by the current owner. The property benefits from an updated kitchen, bathroom, flooring, heating, double glazing and general decoration throughout. Internally, the property briefly comprises; entrance hallway leading into living room, kitchen/diner, two first floor bedrooms and bathroom. Externally, there is a larger than average garden with a rear patio, side laid to lawn garden and further stone gravel hard standing area to front. There is one allocated parking space to the rear of the property.

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, opening into:

LIVING ROOM 4.15m (under stairs) narrowing to 3.25m x 4.15m (13'7" (under stairs) narrowing to 10'7" x 13'7")

Double glazed window to front, radiator, opening into:

KITCHEN/DINER 4.14m x 2.94m (13'6" x 9'7")
Fitted kitchen with base and wall units, laminated work surfaces over, sunken stainless steel sink, space and plumbing for washing machine, double electric oven with hob and hood over, integrated tall fridge freezer, 'A' rated gas boiler in cupboard, radiator, double glazed window and French doors to garden.

ON THE FIRST FLOOR

LANDING

Access to loft space which has ladder.

BEDROOM ONE 3.12m x 2.95m (10'2" x 9'8")
Double glazed window to front, radiator, storage cupboard.

BEDROOM TWO 2.89m x 2.03m (max) (9'5" x 6'7" (max))
Double glazed window to rear, radiator, storage area.

BATHROOM

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

EXTERNALLY

The rear garden has flagstone patio and steps leading to stone area with side laid to lawn garden and gate leading to parking space which is at the far right hand side as you enter the parking area. The garden is fully enclosed by wood panel fencing and has tap. There is a further hard standing stone gravel area to the front which is owned by the property.



AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected.
Council Tax Band: B.
There is a covenant which restricts parking of commercial vehicles, boats or caravans in the parking area.
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

