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10 The Vennings, Cam, Dursley,  
GL11 5NQ

Price Guide  
**£180,000**



OFFERED WITH NO ONWARD CHAIN. WELL PRESENTED HOME WHICH HAS RECENTLY BEEN REFURBISHED AND COMPRISES OF ENTRANCE PORCH, LIVING ROOM, KITCHEN WITH OVEN, HOB AND FRIDGE/FREEZER, DOUBLE BEDROOM AND BATHROOM WITH SHOWER OVER THE BATH. THE PROPERTY ALSO BENEFITS FROM GAS CENTRAL HEATING, GARDEN AND TWO ALLOCATED PARKING SPACES. ENERGY RATING C.

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# 10 The Vennings, Cam, Dursley, GL11 5NQ

## SITUATION

The property occupies a pleasant position in The Vennings which is a short cul-de-sac of similar style houses near Cam village centre. Within walking distance are a range of facilities including Tesco supermarket, hairdressers, Post Office, doctors and dentist surgery, church and public house. Dursley town centre has a wider range of facilities together with swimming pool, gym, sports hall, library and community centre. Cam and Dursley 'park and ride' railway station is situated nearby with regular services to Gloucester and Bristol together with onwards connections to the National Rail Network. The property is also well placed for travel throughout the southwest including the larger centres of Gloucester, Bristol and Cheltenham via the A38/M5 and M4 motorway network.

## DIRECTIONS

Travelling from Dursley out of town on the A4135 Kingshill Road continuing past the parade of shops on your left hand side and at the mini-roundabout bear right and proceed down Cam Pitch. Take the first exit at the mini-roundabout into High Street. Continue along High Street passing the large Horse Chestnut tree and as you go around the right hand bend The Vennings is the 2nd turning on the right. As you enter into the development number 10 is in front of you.

## ACCOMODATION

(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

Carpeted flooring, double glazed front door.

## LIVING ROOM 3.22 x 3.69 (10'6" x 12'1")

Carpeted flooring, double glazed window and radiator.

## KITCHEN 3.29 x 1.69 (10'9" x 5'6")

Range of wall and base units, oven, gas hob, washing machine and fridge/freezer, double glazed windows, radiator, extractor fan and door to rear.

## FIRST FLOOR LANDING

Carpeted flooring and radiator.

## BEDROOM 3.31m x 2.38m (extending to 2.73m) (10'10" x 7'9" (extending to 8'11"))

Carpeted flooring, double glazed window, radiator, fixed drawers, large storage cupboard and airing cupboard housing gas boiler.

## BATHROOM 1.75m x 2.38m (extending to 2.73m) (5'8" x 7'9" (extending to 8'11"))

Suite comprising of WC, wash basin and bath with shower over, tiled flooring, heated towel rail, Velux skylight and storage cupboard.

## EXTERNALLY

The rear garden is mostly laid to lawn with path to gated rear access, shed and two allocated parking spaces.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: A

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

## 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.

