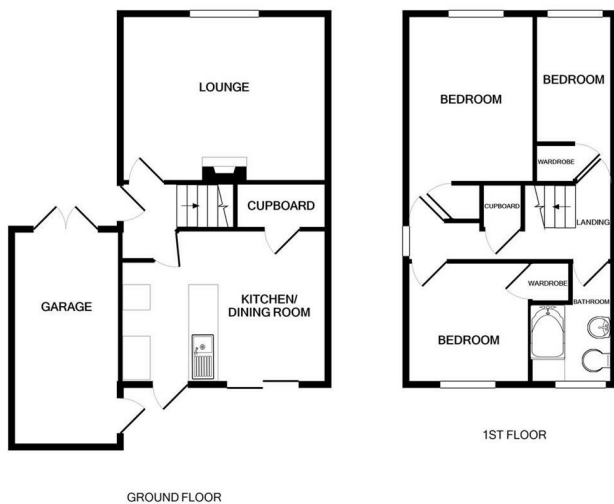
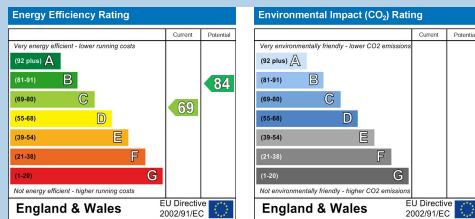




6 NASSE COURT CAM DURSLEY GL11 5LX  
TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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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6 Nasse Court Cam, Dursley GL11 5LX  
Asking Price  
**£250,000**



THREE BEDROOM SEMI-DETACHED HOUSE IN POPULAR RESIDENTIAL AREA: ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, THREE FIRST FLOOR BEDROOMS WITH BUILT IN WARDROBES, BATHROOM, GAS CENTRAL HEATING, GARAGE, PARKING, GARDENS, NO ONWARD CHAIN, ENERGY RATING: C

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# 6 Nasse Court, Cam, Dursley, GL11 5LX

## SITUATION

This good size semi-detached house is situated in a popular cul-de-sac of similar style properties which is in walking distance of Cam village centre. The village amenities include: Tesco supermarket, post office, café, doctor and dentist surgeries. The village also benefits from 'Park and Ride' railway station in Box Road. Cam has a choice of three primary schools, and secondary schooling can be found in the adjoining town of Dursley which has a wider range of facilities including Sainsbury's supermarket, a good range of local retailers, swimming pool, gym, sports hall and library. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and continue to the bottom of the incline taking the first exit at the roundabout opposite Tesco and proceed through Cam High Street for a further two hundred metres taking the first turning on the left into Knapp Lane and continue up the incline for approximately five hundred metres, turning left into Nasse Court and bearing to the right and number 6 will be found immediately on the left hand side.

## DESCRIPTION

This semi-detached house has been in the same ownership since its construction mid 1960's and offers fantastic potential in creating a spacious home in a desirable cul-de-sac location. The property benefits from extensive double glazing, gas central heating, driveway parking with garage and good sized South facing rear garden. The property briefly comprises; entrance hallway, living room, kitchen/dining room. On the first floor there are three bedrooms, each with built in wardrobes 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).

## ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor.

## LIVING ROOM 4.53 x 3.67 narrowing to 3.21 (14'10" x 12'0" narrowing to 10'6")

Double glazed window to front, radiator, electric fire.

## KITCHEN/DINING ROOM 4.50 (max) x 3.38 (max) (14'9" (max) x 11'1" (max))

Fitted kitchen with base and wall units, laminate work surface over, stainless steel sink and drainer, space and plumbing for washing machine, under counter space for fridge, gas cooker point, large storage cupboard, double glazed door and double glazed sliding door to garden, radiator.

## ON THE FIRST FLOOR

## LANDING

Airing cupboard with gas boiler, access to loft space, double glazed window to side.

## BEDROOM ONE 4.48 narrowing to 3.70 x 2.78 (max) (14'8" narrowing to 12'1" x 9'1" (max))

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

## BEDROOM TWO 2.72 x 2.53 (8'11" x 8'3")

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

## BEDROOM THREE 3.68 narrowing to 2.85 x 1.65 (max) (12'0" narrowing to 9'4" x 5'4" (max))

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

## FAMILY BATHROOM

Walk in shower/bath with mixer shower, low level WC, wash hand basin with pedestal, radiator, double glazed window to rear.



## EXTERNALLY

To the rear of the property there is a concrete patio, tap, flower beds, stone gravel area, pond. There is a side door to GARAGE (4.90m x 2.39m) which has light and power and double swinging doors to front. To the front of the property there is a concrete driveway providing tandem parking for two vehicles with metal swinging gate to road. There is also a laid to lawn garden to front.

## AGENTS NOTE

Tenure: Freehold.  
All mains services are believed to be connected.  
Council Tax Band: C  
Broadband: Overhead/underground wire (not fibre).  
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.

