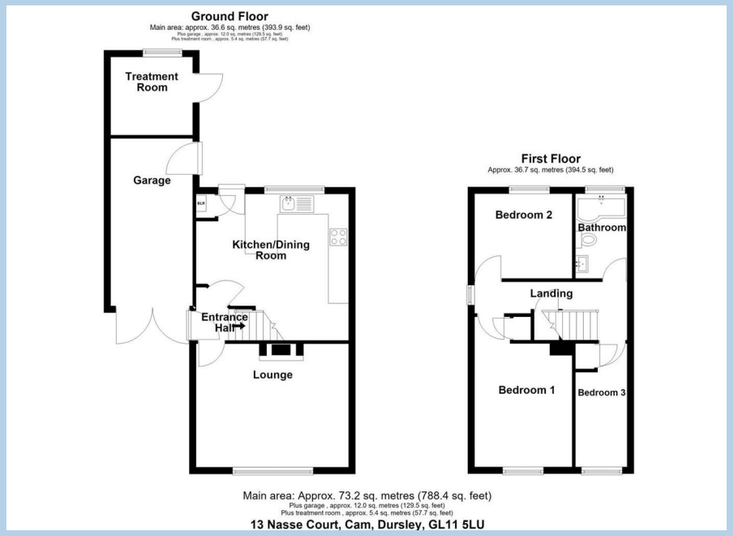
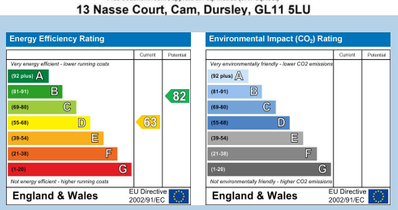
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13 Nasse Court Cam, Dursley GL11 5LU

Price Guide

£300,000



AN ATTRACTIVE AND EXTENSIVELY MODERNISED THREE BEDROOM HOME OFFERING WELL PRESENTED ACCOMMODATION, CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF CAM VILLAGE CENTRE AND ITS AMENITIES. BENEFITS INCLUDE A STYLISH KITCHEN/DINER WITH BREAKFAST BAR, A LOUNGE WITH BAY WINDOW AND WOOD BURNER, TWO DOUBLE BEDROOMS, AN ADDITIONAL COT ROOM/OFFICE AND A MODERN BATHROOM. OUTSIDE, THE PROPERTY ENJOYS FRONT AND REAR GARDENS, A SEPARATE STUDIO/GARDEN ROOM, GARAGE AND DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES. FURTHER IMPROVEMENTS INCLUDE A COMPLETE REWIRE AND REPLACEMENT BOILER. EPC: D

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The Property Ombudsman
propertymark

13 Nasse Court, Cam, Dursley, GL11 5LU

SITUATION

This semi-detached house provides well proportioned accommodation and is situated within walking distance of the growing range of facilities in Cam village centre, including Tesco supermarket, Post Office, Cafe, Doctors and Dentist surgeries and also benefits from a 'Park and Ride' railway station situated in Box Road. A wider range of shopping facilities along with Swimming Pool, Gym and Sports Centre can be found in Dursley town Centre. Commuting to the larger centres of Gloucester, Bristol and Cheltenham are via the A38 and M4/M5 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, proceed through Cam High Street for a further two hundred metres, taking the first turning on the left into Knapp Lane, continue up the incline for approximately five hundred metres, turning left into Nasse Court and number 13 will be found almost immediately on the right hand side.

DESCRIPTION

Having been in the same ownership for the past four years, this lovely home has been extensively modernised, including a complete rewire and replacement boiler. The property offers a modern kitchen diner with breakfast bar, a welcoming living room with bay window and log burner, two generous double bedrooms and a versatile cot room/office. Further benefits include a separate therapy room/studio, garage, driveway providing off-road parking for two cars and gardens to both the front and rear. A beautifully improved home ready for the next owner.

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).

THE GROUND FLOOR

ENTRANCE HALL

Stairs to first floor.

KITCHEN/DINER 4.53m x 4.36m (14'10" x 14'3")

Double glazed window with door to the rear, range of wall and base units with breakfast bar, integrated fridge freezer, dishwasher, induction hob with extractor hood over and tiled splashback, electric oven. ceramic sink with mixer tap, inset ceiling spotlights and an airing cupboard housing an Ideal combination boiler, radiator.

LOUNGE 4.53m x 3.66m (14'10" x 12'0")

Woodburner, radiator and double glazed bay window.

ON THE FIRST FLOOR

LANDING

Access to loft, storage cupboard and double glazed window,

BEDROOM ONE 2.91m x 3.67m (9'6" x 12'0")

Double glazed window and radiator.

BEDROOM TWO 0.61m.21.64mm x 0.61m.17.68mm (2.71m x 2.58m)

Double glazed window and radiator.

BEDROOM THREE 2.83m x 1.53m (9'3" x 5'0")

Double glazed window, radiator, integrated cupboard.

BATHROOM

Suite comprising 'P' shaped bath with shower over, pedestal wash hand basin, low level WC, part tiled wall, heater, ceiling spotlights and double glazed window.

EXTERNALLY

Patio area with steps up to lawn. Hedging and fencing along boundaries. STUDIO/GARDEN ROOM 2.29m x 2.31m with double glazed window. GARAGE 4.95m x 2.43m space and plumbing for washing machine and tumble dryer, power and lighting.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected.
Council Tax Band: C
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.







