



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

35 Tilsdown Close, Cam, Dursley,
GL11 6HG

Price Guide
£318,500



WELL-PRESENTED AND EXTENDED THREE-BEDROOM SEMI-DETACHED HOME IN A QUIET CUL-DE-SAC IN THE POPULAR WOODFIELD AREA OF CAM. FEATURES INCLUDE A SPACIOUS LOUNGE WITH GARDEN ACCESS, DINING ROOM, MODERN KITCHEN/BREAKFAST ROOM, AND MASTER BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS. EXTERNALLY THERE IS A GATED DRIVEWAY, DOUBLE GARAGE, AND ATTRACTIVE GARDENS. CONVENIENT FOR LOCAL AMENITIES, SCHOOLS, AND EXCELLENT TRANSPORT CONNECTIONS. EPC: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



35 Tilsdown Close, Cam, Dursley, GL11 6HG

SITUATION

Located in the Woodfield area of Cam on the popular Tilsdown Close, the property is within a short distance of a range of shops including mini market, hairdressing salon and award winning butchers. A wider range of shopping facilities can be found in Cam village centre including Tesco supermarket along with cafes, dentist & doctors surgeries. Primary schooling can be found in the nearby Cam Woodfields which is within walking distance and there is a further choice of two primary schools within Cam village. Dursley town has a wider range of shopping facilities along with library, gym, swimming pool and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network along with Cam & Dursley train station in Box Road, Cam.

DIRECTIONS

Proceeding out of Dursley in a north westerly direction on the A4135. Continue straight across at the first and second mini-roundabouts, at the third mini-roundabout take the first exit into Woodfield Road and proceed up the incline turning left into Tilsdown Close and the property will be found on the left hand side.

DESCRIPTION

This spacious and well presented three bedroom semi detached home is located in a quiet cul-de-sac in the sought-after Woodfield area of Cam. The property offers generous and flexible accommodation, including an extension to the side providing a large dual-aspect lounge with French doors opening onto the garden. There is also a separate dining room and a modern kitchen/breakfast room with ample storage and workspace. Upstairs, the master bedroom features an en-suite shower room, complemented by two further bedrooms and a stylish family bathroom. Outside, the home benefits from a gated driveway, double garage, and well maintained front and rear gardens with patio areas ideal for outdoor entertaining.

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 HALL

Having composite front door, radiator, tiled floor, stairs to first floor with under-stair storage.

KITCHEN/BREAKFAST ROOM 6.48m x 2.97m (21'3" x 9'8")

Having a range of wall and base units with worktop over and tiled splashback, built in Neff electric oven and hob with extractor hood over, inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine and dishwasher, radiator, composite stable door to rear, under stair cupboard.

DINING ROOM 4.44m x 3.16m (14'6" x 10'4")

Having double glazed window, radiator, space for electric fireplace.

LIVING ROOM 6.51m x 3.16m (21'4" x 10'4")

Having two radiators, built in electric fireplace with surround, double glazed window to front, double glazed French doors to garden at the rear.

ON THE FIRST FLOOR

FIRST FLOOR LANDING

Having double glazed window, access to loft, access to storage above extension.

MASTER BEDROOM 3.39m x 3.02m (11'1" x 9'10")

Having double glazed window and radiator.

EN-SUITE

Low level WC, wash hand basin with pedestal, heated towel rail, walk in shower cubicle, extractor fan, double glazed window.

BEDROOM TWO 3.43m x 3.34m (11'3" x 10'11")

Having radiator and double glazed window.

BEDROOM THREE 2.97m x 2.37m (narrowing to 1.25m) (9'8" x 7'9" (narrowing to 4'1"))

Having double glazed window and radiator.

FAMILY BATHROOM

Having low level WC, wash hand basin with pedestal, heated towel rail, bath with electric shower over, double glazed window, tiled wall and flooring, extractor fan, double glazed window.



EXTERNALLY

The property is accessed at the front via wooden gates leading to a gravel driveway with double garage, providing parking for multiple cars. There is also a good lawn area with various shrubs and flowers, outside socket and a side gate leading to the rear garden. At the back of the property, there is a large patio stepping up to the property, the garden is mostly laid to lawn with a gravel and slate chipping area and further patio. There are a variety of shrubs, flowers and bushes creating an attractive and private rear garden. There is also an outside tap and socket.

DOUBLE GARAGE 5.58m x 5.41m (18'3" x 17'8")

Double garage with two up and over doors, single glazed window to side, power and lighting.

AGENT NOTES

Tenure: Freehold
Services: All mains services are connected.
Council Tax Band: B
The property is ex-local authority and has the relevant PRC certificates in place.
Broadband: Fibre to the Cabinet
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

By appointment with the owner's sole agents as over.

