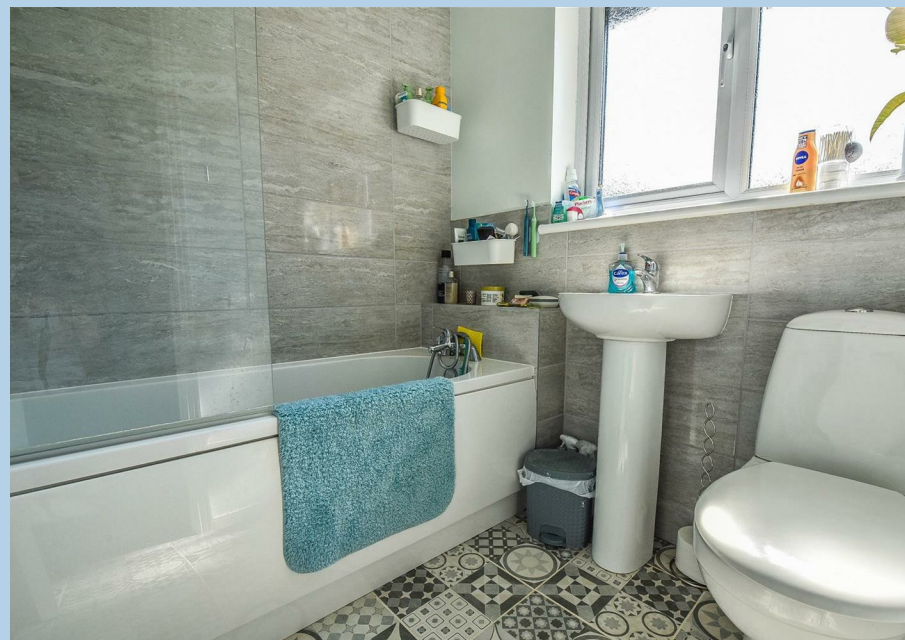


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

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.

52 Shutehay Drive, Cam,
GL11 5UT

Price Guide
£347,500



IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME WITH GARAGE PLUS DRIVEWAY PARKING, TUCKED AWAY POSITION ON POPULAR CUL-DE-SAC, NO ONWARD CHAIN, TWO RECEPTIONS ROOMS PLUS KITCHEN, GAS CENTRAL HEATING PLUS EXTENSIVE DOUBLE GLAZING, CANOPY PORCH, ENTRANCE HALLWAY, KITCHEN, LIVING/DINING ROOM, CONSERVATORY, THREE DOUBLE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, ENCLOSED REAR GARDEN WITH SIDE ACCESS TO FRONT. ENERGY RATING: D.

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52 Shutehay Drive, Cam, GL11 5UT

SITUATION

The property is located in this popular cul-de-sac within a few moments walk of Cam village centre which has a range of facilities including: Tesco supermarket, independent retailers, chemist, newsagents and hardware store. Cam village has both doctors and dentist surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities along with sports hall, community centre, meeting hall, 18 hole golf course and secondary schooling. Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively. Cam is also well placed for commuting via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135 proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit proceeding down the incline and take the first turning on the left into Manor Avenue, proceed taking the third turning on the right into Shutehay Drive, take the third turning on the right continuing onto Shutehay Drive and the property will be located shortly on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 17 years and has been maintained and updated by the current owner. Originally constructed by Bovis homes approximately 40 years ago, this immaculately presented family home is now offered to the market with NO ONWARD CHAIN and benefits from three double bedrooms, two receptions rooms, kitchen, garage plus driveway parking and an enclosed rear garden with side access. The property briefly comprises; canopy porch, entrance hallway, kitchen, large living/dining room and conservatory. On the first floor there are three double bedrooms and modern 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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door and panel, radiator, storage area.

KITCHEN 2.70m x 2.41m (8'10" x 7'10")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, space for tall standing fridge freezer, electric cooker point with extractor over, gas boiler in cupboard, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer, double glazed window to front, radiator.

LIVING/DINING ROOM 4.91m (max under stairs) x 3.82m (max) (16'1" (max under stairs) x 12'6" (max))

Stairs to first floor, radiator, single glazed window and French doors to:

CONSERVATORY 3.65m (max) x 2.90m (max) (11'11" (max) x 9'6" (max))

Double glazed windows, roof and French doors to garden, radiator.

ON THE FIRST FLOOR

LANDING

Storage cupboard, access to loft space.

BEDROOM ONE 3.90m x 2.86m narrowing to 2.73m (12'9" x 9'4" narrowing to 8'11")

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

BEDROOM TWO 2.95m x 2.94m (9'8" x 9'7")

Double glazed window to rear, radiator, storage area.

BEDROOM THREE 3.67m x 2.46m (12'0" x 8'0")

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

FAMILY BATHROOM

Bath with mixer shower, low level WC, wash hand basin with pedestal, heated towel rail, double glazed window to front.

EXTERNALLY

The rear garden has flagstone patio and is laid to lawn with flower borders, wooden decking and is enclosed by brick wall and wood panel fencing. There is a double glazed door leading to GARAGE (4.87m x 2.47m) which has light and power and up-and-over door to front. The garden has side access leading to front which has tarmac driveway for one vehicle.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating.

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

The private driveway access is a shared with one neighbouring property (50 Shutehay Drive).

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.

