



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(93-101) A		(82-91) A	
(81-92) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(35-49) D	
(39-54) E		(20-34) E	
(21-38) F		(11-19) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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.

6 Barton Field Cambridge GL2 7DH

£300,000



WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME BUILT JUST OVER 10 YEARS AGO, OFFERING LIGHT AND AIRY ACCOMMODATION THROUGHOUT. FEATURES INCLUDE A MODERN KITCHEN, SPACIOUS LOUNGE/DINER WITH FRENCH DOORS TO A GENEROUS ENCLOSED REAR GARDEN, AND OFF-ROAD PARKING FOR TWO CARS. SITUATED IN A QUIET RESIDENTIAL HAMLET NEAR SLIMBRIDGE WITH EASY ACCESS TO THE A38, CAM RAIL STATION AND DURSLEY. EPC: TBC

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6 Barton Field, Cambridge, GL2 7DH

SITUATION

This property is situated in the convenient and pleasant position in the hamlet of Cambridge. The property is only a moments drive away from the A38, but is positioned over two hundred metres away from the 'A' road in a quiet residential area. The adjoining village of Slimbridge has its own primary school, village shop, post office and the village is located close to the famous Wetlands Trust founded by Sir Peter Scott. The adjoining village of Cam has a Tesco supermarket along with a 'Park and Ride' railway station with regular onward connections to the National Rail network. Dursley town which is approximately three miles distance away has a Sainsbury's supermarket along with a range of local traders. The property, with its close proximity to the A38, provides onward connections to the M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction along the A4135, continue for approximately two miles into Cam village centre and continue through the village on the A4135. Prior to the Slimbridge roundabout, take the turning on the right hand side and continue along Wisloe Road for approximately four hundred metres, take the forty five degree turning left onto Dursley Road and continue a further half mile and turn left onto Barton field, the property will be found on the left hand side.

DESCRIPTION

This property was constructed just over 10 years ago and has been well maintained by the current owner. The presentation is of good standard and is light and airy throughout. The property has a good kitchen and well sized lounge/diner across the back of the property with French doors opening onto the generous garden. The first floor comprises three bedrooms and family bathroom. To the front of the property there is a small lawn and parking is available to the side.

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).

ON THE GROUND FLOOR

ENTRANCE HALL

Radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, extractor, double glazed window.

KITCHEN 3.03m x 2.62m (9'11" x 8'7")

Double glazed window, range of wall and base units, one and a half bowl sink unit with mixer tap, integrated cooker and hob, integrated fridge freezer, space for washing machine, splashback, extractor hood, ceiling spot lights.

LOUNGE 4.82m x 3.62m widening to 4.79m (15'9" x 11'10" widening to 15'8")

Double glazed French doors with side lights, under stairs cupboard, two radiators.

ON THE FIRST FLOOR

LANDING

Access to loft, airing cupboard housing Vaillant gas boiler and water tank.

BEDROOM ONE 4.78m x 3.02m (15'8" x 9'10")

Two double glazed windows, radiator, built-in cupboard.

BEDROOM TWO 2.82m x 2.66m (9'3" x 8'8")

Double glazed window, radiator.

BEDROOM THREE 2.84m x 2.03m (9'3" x 6'7")

Double glazed window, radiator.

BATHROOM

Suite comprising P-shaped bath with shower over, low level WC, vanity wash basin, heated towel rail, tiled wall, extractor fan, shaver point.

EXTERNALLY

To the front of the property there is a small lawn with path leading to the front door. To the side is a tarmac driveway providing parking for two cars in tandem,. At the rear is a large lawn which is fully enclosed by wooden panel fencing, patio area, two sheds and outdoor tap.

AGENT NOTES

Tenure: Freehold

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

Council Tax Band: C

Maintenance charge of approximately £190.00 per annum paid in April to Green Square.

Broadband: Fibre to the Cabinet

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.

