

27a The Crescent, Cam,  
Dursley, GL11 5QS

Price Guide  
£150,000



Spacious two bedroom ground floor maisonette occupying a pleasant position in the Summerhayes area of Cam, in need of general updating. two double bedrooms, kitchen with separate lounge/dining room, bathroom, small external storage cupboard, shared front and rear gardens with a pleasant outlook to the rear. Energy rating: E

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propertymark

# 27a The Crescent, Cam, Dursley, GL11 5QS

## SITUATION

The Crescent is within a few minutes walk of Cam village centre which has a range of local shops including; Tesco supermarket, hairdressers, chemist, newsagents and public house. The village has a choice of three primary schools and the neighbouring town of Dursley has a wider range of shopping facilities including; Sainsbury's supermarket along with secondary schooling. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham by the A38 and the M5/M4 motorway network. Cam has a 'Park and Ride' railway station giving access to Gloucester, Bristol and onward connections to the National Rail network.

## DIRECTIONS

If travelling from Dursley town centre proceed out of town in a north westerly direction on the A4135 Kingshill Road, proceeding straight across the first and second mini roundabouts, continue taking the second turning on the right into The Drive and continue following the road around the sharp right hand bend. Number 27a is approximately fifty metres on the left hand side.

## DESCRIPTION

This spacious two bedroom ground floor maisonette occupies a pleasant position in the Summerhayes area of Cam. The property is accessed by a shared pedestrian footpath. It is in need of general updating, but is well proportioned with two double bedrooms, bathroom, kitchen with separate lounge/dining room, a small external storage cupboard, a shared front and rear garden with a pleasant outlook to the rear over a small copse.

## 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 upvc front door, radiator.

## LOUNGE 4.63m x 3.05m (15'2" x 10'0")

Having double glazed window and radiator.

## KITCHEN 3.81m x 2.59m (12'5" x 8'5")

Having a range of wall and base units, electric oven and hob, space and plumbing for washing machine and tumble dryer, space for fridge freezer, cupboard housing hot water cylinder, airing cupboard housing gas boiler, stainless steel sink with mixer tap and drainer, tiled splashback.

## BEDROOM ONE 4.05m x 3.04m (13'3" x 9'11")

Having double glazed window and radiator.

## BEDROOM TWO 3.68m x 2.41m (12'0" x 7'10")

Having double glazed window and radiator.

## FAMILY BATHROOM

Having low level WC, radiator, bath with shower over, wash hand basin, double glazed window, tiled splashback.

## EXTERNALLY

Having a shared footpath leading to the front door, small front garden which is laid to lawn.

## AGENT NOTES

Tenure: Leasehold

999 year lease commenced on the 01/01/1995.

We understand maintenance is dealt with on an ad-hoc basis with no management company in place. Please contact your mortgage advisor ahead of arranging a viewing.

Ground rent £25 p.a.

All mains services are believed to be connected.

Council Tax Band: A (£1,492.35 payable)

Broadband: Unknown

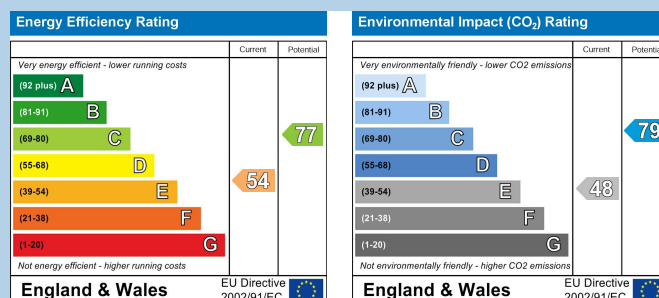
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.



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