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3 Bell Cottages, Cambridge,
GL2 7BB

Price Guide
£260,000



TWO BEDROOM TERRACED COTTAGE (FORMERLY TWO COTTAGES), GENEROUS SIZE REAR GARDEN WITH COURTYARD AND WORKSHOP, SPACIOUS LIVING ROOM, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS PLUS OFFICE/LOBBY, BATHROOM, WELL PRESENTED GARDEN WITH VEGETABLE PATCH, FLOWERS BEDS AND PLEASANT COURTYARD. ENERGY RATING: D.

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SITUATION

This property is situated in the convenient and pleasant position in the hamlet of Cambridge with a local pub a few minutes walk away. The adjoining village of Slimbridge has its own primary school, 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 to the Slimbridge roundabout, taking the third exit onto the A38 (Northbound). Proceed 1,000m and the property will be on the left hand side, after the speed camera and prior to The George Inn Pub.

DESCRIPTION

This property was formerly two separate properties now combined together to create a pleasant home, larger than your average two bedroom cottage. This property has been in the same ownership for over 20 years and a particular feature is the spacious rear garden which has right of way access over the courtyard for the adjacent neighbour at number 4. Once over the courtyard, steps leads to a spacious lawn with flower beds, vegetable patch and useful workshop/brick shed. Internally, the property briefly comprises; living room, dining room, kitchen, rear porch, two first floor bedrooms, office/lobby and 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).

LIVING ROOM 7.22m narrowing to 6.28m x 3.05 (23'8" narrowing to 20'7" x 10'0")

Double glazed front door, two double glazed windows to front, two radiators, leading to:

DINING ROOM 3.46m (max) x 2.58m (max) (11'4" (max) x 8'5" (max))

Stairs to first floor, radiator, space for tall standing fridge freezer, leading to:

KITCHEN 3.06m x 2.60m (10'0" x 8'6")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, one and half bowl stainless steel sink and drainer, space and plumbing for washing machine, electric oven and hob with hood over, gas boiler, double glazed window to rear.

REAR PORCH

Double glazed window and door to garden.

ON THE FIRST FLOOR

LANDING

LOBBY/OFFICE 3.16m x 2.76m (10'4" x 9'0")

Double glazed window to rear, radiator, leading to:

BEDROOM ONE 3.49m narrowing to 3.16m x 3.05m (11'5" narrowing to 10'4" x 10'0")

Double glazed window to front, radiator.

BEDROOM TWO 2.49m narrowing to 3.17m x 3.04m (8'2" narrowing to 10'4" x 9'11")

Double glazed window to front, radiator.

BATHROOM

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

EXTERNALLY

To the rear of the property there is a courtyard which has right of way over for the adjacent property of number 4 Bell Cottages. Steps lead up to the spacious laid to lawn garden which has flowers beds and borders, vegetable patch, shrubs, trees, WORKSHOP/BRICK SHED, and the garden is enclosed by fencing. Side shared access leads to front with on-street parking available on a first come first served basis.

AGENT NOTES

Tenure: Freehold.

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

Council Tax Band: B.

There is a right of way in the patio area which the

adjacent property of 4 Bell Cottages has use of. Broadband: The owner has BT broadband but informs us Gigaclear fibre is directly outside the property. 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.

