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30 Brunel Road, Cam, Dursley,
GL11 5DE

Price Guide
£375,000



MODERN AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME ON NEW HOUSING DEVELOPMENT, OUTSTANDING BALANCE OF 10 YEAR NHBC BUILDERS WARRANTY, TANDEM DRIVEWAY PARKING FOR 2/3 CARS PLUS GARAGE, SOUTH-WESTERLY FACING REAR GARDEN, CANOPY PORCH, ENTRANCE HALLWAY, DOWNSTAIRS WC, SPACIOUS KITCHEN/DINER WITH INTEGRATED APPLIANCES AND ADJOINING UTILITY ROOM, LIVING ROOM WITH BAY WINDOW, FOUR BEDROOMS INCLUDING MASTER WITH ENSUITE SHOWER AND FURTHER FAMILY BATHROOM, DOUBLE GLAZING & GAS CENTRAL HEATING. SHORT WALKING DISTANCE TO CAM/DURSLEY RAILWAY STATION AND LOCAL AMENITIES. COUNCIL TAX BAND D. ENERGY RATING B.

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SITUATION

The property occupies a pleasant position in the new development The Halt and is within a few minutes walk of the 'park and ride' railway station which has regular services to Gloucester and Bristol with onward connections to the National Rail Network. Cam village is within a few minutes drive having Tesco supermarket and a range of local traders. The village also has a choice of three primary schools. Dursley town centre is approximately three miles distant having a wider range of shopping facilities along with comprehensive schooling. The property is well located for access to the A38 giving access to the M5/M4 motorway network.

DIRECTIONS

If travelling from Cam village centre, from the roundabout with Tesco's proceed in a northerly direction on the A4135 for approximately three quarter of a mile passing the Shell petrol station on the left and take the turning on the right signposted Park and Ride Railway Station, continue for approximately 75 metres and take the left hand turning onto Brunel Road. Follow the road as it turns right then left, passing the play area and the property will be located straight ahead towards the end of the cul-de-sac on the left hand side.

DESCRIPTION

The property was newly built in 2018 and still benefits from the remaining balance of the 10 year NHBC builders warranty. Recently decorated throughout, the property is now offered to market with no onward chain. There is driveway parking to side in tandem for 2/3 cars leading to garage. There is also side access into the low maintenance, enclosed, South-Westerly facing rear garden. Internally, the property briefly comprises; canopy porch, entrance hallway, living room, open plan kitchen/diner with adjoining utility room, cloakroom, four first floor bedrooms, master having en-suite shower room and family bathroom/3rd WC. Further benefits include double glazing and gas central heating.

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, radiator, stairs to first floor, storage cupboard.

CLOAKROOM

Low level WC, wash hand basin with pedestal, radiator.

LIVING ROOM 3.61m x 4.52 (extending to 5.04m) (11'10" x 14'9" (extending to 16'6"))

Radiator, double glazed bay window to front.

KITCHEN/DINER 5.70m x 3.38m (18'8" x 11'1")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, integrated dishwasher and fridge freezer, electric oven, gas hob with hood over, radiator, double glazed window and French doors to garden, door to:

UTILITY ROOM 1.22m x 1.72m (narrowing to 1.27m) (4'0" x 5'7" (narrowing to 4'1"))

Base units, laminate work surface, integrated washing machine.

ON THE FIRST FLOOR

LANDING

Radiator, access to loft space.

BEDROOM ONE 3.61m x 3.29m (11'10" x 10'9")

Radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with electric shower, Low level WC, wash basin with pedestal, radiator.

BEDROOM TWO 3.56m x 2.84m (11'8" x 9'3")

Radiator, double glazed window.

BEDROOM THREE 2.82m x 2.54m (extending to 3.28m) (9'3" x 8'3" (extending to 10'9"))

Radiator, double glazed window.

BEDROOM FOUR 2.36m x 2.24m (7'8" x 7'4")

Radiator, double glazed window.



FAMILY BATHROOM

Bath with mixer shower, low level WC, wash basin with pedestal, radiator.

EXTERNALLY

The low maintenance rear garden has flagstone patio and is laid to stone gravel. The garden benefits from being South-Westerly facing and has side access to tarmac driveway providing tandem parking for 2/3 cars leading to GARAGE.

AGENTS NOTE

Tenure: Freehold.

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

Council Tax Band: D.

10 year NHBC Warranty from August 2018.

Communal Service charge: Anticipated charges for 1

January 2025 to 31 December 2025 - £201.77. Payable to Remus and reviewed annually to cover general communal repairs/maintenance, gardening/landscaping, play equipment maintenance, public liability insurance, etc. Broadband: Fibre is available. 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.

