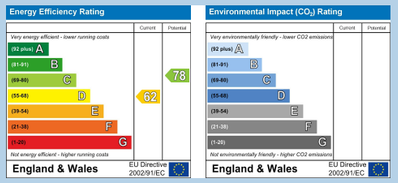
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







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.

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

3a Cam Green, Cam, GL11 5HL

Offers In The Region Of

£515,000



*** OPEN HOUSE SATURDAY 24TH OCTOBER 12.30 - 2.00 NO APPOINTMENT NECESSARY***

IN THE SOUGHT AFTER LOCATION OF CAM GREEN, THIS DELIGHTFUL BUNGALOW OFFERS 1367SQ FT OF INTERNAL SPACE, COMPRISING: ENTRANCE PORCH, INNER HALLWAY, GOOD SIZE LOUNGE, DINING ROOM OPENING ONTO CONSERVATORY, NEWLY FITTED MODERN SHAKER STYLE KITCHEN, SEPARATE UTILITY ROOM AND CLOAKROOM, THREE DOUBLE BEDROOMS AND FOURTH BEDROOM/STUDY, SPACIOUS FAMILY BATHROOM, AND INTEGRAL GARAGE. LARGER THAN AVERAGE FRONT GARDEN WITH AMPLE DRIVEWAY PARKING, ACCESS TO THE ENCLOSED REAR GARDEN. COUNCIL TAX BAND: D, EPC: D. MUST BE SEEN TO BE TRULY APPRECIATED.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

3a Cam Green, Cam, GL11 5HL

SITUATION
This extensive property occupies a semi rural position in the popular and sought after Cam Green area of Dursley. Ashmead park is close by along with numerous country walks including the local beauty spots of Cam Peak and Cam Long Down. Cam village centre and the nearby town of Dursley offer an excellent range of facilities including Rednock comprehensive school, a choice of primary schools, major supermarkets and independent retailers. Both centres have doctors and dentist surgeries and Dursley has a swimming pool, gymnasium and library. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the National Rail network.

DIRECTIONS
From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) passing Rednock Comprehensive School on the right hand side and taking the next turning right into Kingshill Lane. Proceed down the incline passing the Vale Hospital and the road bears round to the right into Church Road. Continue to the end bearing left into Hopton Road. Proceed passing the primary school on the left hand side and take the next turning on the right up the incline into Upthorpe and Cam Green, no. 3a can be found a short drive after the playing field on the left hand side.

DESCRIPTION
This perfectly positioned four bedroom bungalow offers extensive internal space and with 360 degree garden surrounding the property. On entering through the entrance hallway the well thought out property offers living space to the right and to the back with a sweeping hallway giving access to the bedrooms and bathroom to the left allowing for privacy away from the entertaining spaces. A good size lounge provides good living space with double doors leading on to the all important dining room and conservatory providing a bright and airy feel with views and access into the rear garden. The recently upgraded kitchen with built in appliances leads through to the useful utility room and cloakroom for guests and a door leads through to the inner hallway providing access to the four bedrooms and bathroom and door leading to the integral garage from the property. Externally the property sits providing 360 degree access to all areas of the garden, having large tarmacadam driveway to the front and lawned area and pathways leading to the rear with enclosed lawned area with vegetable plot, decked and gravel areas for entertaining, greenhouse and shed. The property also benefits from recent works to the the roof to include re-battening, re-felting and replacing damaged tiles.

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).

PORCH
Entrance porch with double glazed window to side and upvc door to front, space for coats and shoes inner door leading to:

HALLWAY
A spacious inner hallway providing access to both the living and sleeping accommodation, as well as the integral garage. The area is well appointed with two radiators, inset spotlights, and a large built-in storage cupboard, offering both practicality and comfort.

LOUNGE 4.41m max x 4.25m max (14'5" max x 13'11" max)
Featuring a double glazed bow window to the front, radiator, and double-glazed doors opening onto:

DINING ROOM 3.67m x 2.46m (12'0" x 8'0")
A versatile space with direct access to both the kitchen and the lounge, featuring a useful built-in storage cupboard and radiator, and opening through to the impressive conservatory.

CONSERVATORY 3.19m x 2.48m (10'5" x 8'1")
A bright and airy space, opening from the dining area, ideal for relaxing while enjoying views over the rear garden, featuring radiator, double glazed windows, and a double glazed door providing direct access to the newly fitted decked area.

KITCHEN 3.62m max x 3.10m max (11'10" max x 10'2" max)
Recently upgraded, this modern kitchen is fitted with a range of white shaker style wall and base units with worktops over, incorporating a sink with mixer tap, modern integrated appliances include a double oven with built-in microwave and grill, an induction hob with extractor over, and a dishwasher, with additional space for a fridge/freezer. A double glazed window and door provide access and views across the rear garden, while an internal door leads to:

UTILITY ROOM
Having wall and base units and sink with drainer, space and plumbing for washing machine and double glazed window to rear.

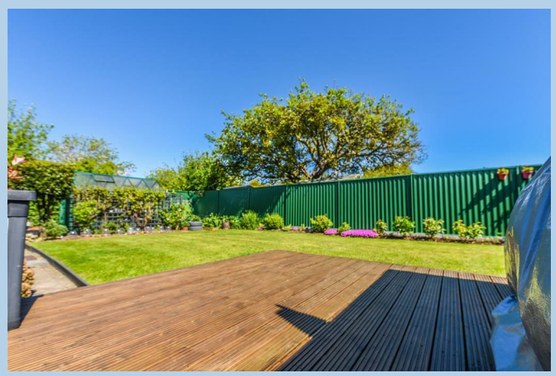
CLOAKROOM
Accessed via the utility.

FAMILY BATHROOM
Spacious and comprising: bath, WC, pedestal wash basin, and shower cubicle with cladding and electric shower, chrome ladder radiator and built in storage unit and double glazed window to front.

BEDROOM ONE 3.59m x 3.23m (11'9" x 10'7")
Double glazed window to rear, radiator and ample space for wardrobes.

BEDROOM TWO 3.22m x 2.59m (10'6" x 8'5")
Having double glazed window to rear and radiator.

BEDROOM THREE 3.61m x 2.30m (11'10" x 7'6")
Double bedroom with radiator and double glazed window to front.





BEDROOM FOUR/STUDY 2.64m x 1.64m (8'7" x 5'4")
Versatile room currently being used as a home office, with double glazed window to side, radiator and small loft space.

GARAGE 4.68m x 2.65m (15'4" x 8'8")
Having electric roller door to front and personal door to rear, double glazed window to side and housing Vaillant gas boiler, power and light.

EXTERNALLY
The front of the property is approached via a tarmacadam driveway via two entrance walls and leading to a spacious parking area. with attractive lawn area which is bordered by hedgerow to the side and mature trees, enhancing the sense of privacy. A pathway skirts the property via two wooden gates on either side providing convenient access to the rear garden. The rear garden offers a well planned and versatile outdoor space, with areas for storage to the side and a lawned section incorporating a greenhouse, vegetable plot, and established borders. A pathway extends around the rear of the property, leading to a recently added, attractive decked area, ideal for outdoor entertaining, which in turn opens onto a gravelled seating space and a hardstanding, suitable for a shed. This low maintenance garden is both appealing and low maintenance, and enclosed by durable green fencing and complemented by a variety of well stocked shrub borders.

AGENT NOTES
Tenure: Freehold
Services: All mains services are believed to be connected
Council Tax Band: D
Broadband: Fibre to the Premises
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.



Total floor area 127.0 sq.m. (1,367 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



