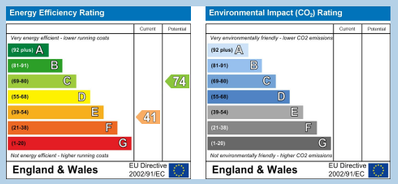
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







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37 High Street, Cam, Dursley, GL11 5LA

Offers In Excess Of

£225,000



*** OPEN HOUSE -FRIDAY 20TH NOVEMBER 2.00 PM - 3.30 PM NO APPOINTMENT NECESSARY ***

TWO BEDROOM EXTENDED CHARACTERFUL COTTAGE OFFERED WITH NO ONWARD CHAIN. THE PROPERTY IS IN NEED OF MODERNISATION BUT IS FULL OF POTENTIAL TO RESTORE MANY CHARACTER FEATURES. THE ACCOMODATION BRIEFLY COMPRISES; LOUNGE, KITCHEN/DINER, BATHROOM, PORCH, TWO FIRST FLOOR BEDROOMS, FRONT AND REAR GARDEN, PARKING FOR TWO CARS. EPC: E

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The Property Ombudsman
propertymark

37 High Street, Cam, Dursley, GL11 5LA

SITUATION

This two bedroom cottage is situated in this popular central location, within walking distance of Cam village centre facilities, which include Tesco's supermarket, a range of independent retailers, café, church, public houses and a choice of three primary schools. The nearby town of Dursley has a wider range of shopping facilities along with recreational facilities including swimming pool, sports hall, gyms and 18 hole golf course. The town also has a choice of restaurants and public houses and the recently rebuilt Rednock Comprehensive School. Cam and Dursley both have doctors and dentist surgeries and midway between Cam and Dursley centres is The Vale Hospital. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, travel out of the town in a north westerly direction on the A4135 and continue straight across at the first and second mini-roundabouts, at the third mini-roundabout take the second exit and proceed down the incline to the roundabout with Tesco's directly opposite, taking the first exit into Cam High Street and proceed for approximately 250 metres and No. 37 will be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and is now offered to the market with no onward chain. This characterful cottage is ready for the next owner to fully modernise and put their own stamp on it whilst retaining many features such as an inglenook fireplace, Aga and exposed beams. There is lots of potential to turn this once loved cottage into a beautiful property in the heart of Cam. The property briefly comprises; lounge, kitchen/diner, bathroom, porch and two first floor bedrooms. To the back of the property is an enclosed rear garden and to the front is further garden and parking for two cars in tandem.

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

LOUNGE 5.19m x 3.95m (17'0" x 12'11")

Having attractive inglenook fireplace with bread oven and stone surround, double glazed window with tertiary glazing, thermostat, two radiators and stairs to first floor.

KITCHEN/DINER 5.61m x2.96m (18'4" x9'8")

Having two double glazed windows, radiator, tiled floor, part tiled wall, Aga, wall and base units, door leading to;

PORCH 2.89m x 1.37m (9'5" x 4'5")

Half brick construction with double glazed UPVC windows, part glazed door, polycarbonate roofing.

SHOWER ROOM

Having walk in shower cubicle, double glazed window, low level WC, wash hand basin with pedestal, double glazed window, storage cupboard and radiator.

ON THE FIRST FLOOR

LANDING

Having radiator, airing cupboard housing hot water cylinder.

BEDROOM ONE 3.39m x 3.29m (11'1" x 10'9")

Having radiator, double glazed window with tertiary glazing, built in wardrobes.

BEDROOM TWO 2.54m x 2.36m (8'3" x 7'8")

Having double glazed window, radiator and access to loft.

EXTERNALLY

To the rear of the property is a reasonable sized garden accessed via stone steps, garden shed, patio area and gated side access to the front garden and tarmac driveway providing parking for two cars in tandem.





AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected.
The property is subject to probate which has been applied for.
Council Tax Band: C
Broadband: Fibre to the Premises
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.

