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5 Morris Orchard, Cam,  
GL11 5LZ

Price Guide  
£415,000



SET WELL BACK ON A GENEROUS FRONT PLOT IN A QUIET PRIVATE LANE, THIS WELL MAINTAINED DETACHED BUNGALOW OFFERS EXCELLENT PRIVACY AND A PEACEFUL SETTING. THE PROPERTY FEATURES TWO DOUBLE BEDROOMS, A BRIGHT LOUNGE, DINING AREA, MODERN KITCHEN AND A STYLISH SHOWER. A PRIVATE DRIVEWAY LEADS TO AN INTEGRAL GARAGE WITH POWER, PLUMBING AND A VERSATILE STORE ROOM ABOVE. THE HOME IS IN GOOD CONDITION THROUGHOUT AND SITS WITHIN MATURE, WELL-SCREENED GARDENS. EPC RATING: D

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# 5 Morris Orchard, Cam, GL11 5LZ

## SITUATION

This detached bungalow is situated in a popular location which is within walking distance of Cam village centre. The village amenities include: Tesco supermarket, post office, café, doctor and dentist surgeries. The village also benefits from 'Park and Ride' railway station in Box Road. Cam has a choice of three primary schools, and secondary schooling can be found in the adjoining town of Dursley which has a wider range of facilities including Sainsbury's supermarket, a good range of local retailers, swimming pool, gym, sports hall and library. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and continue to the bottom of the incline taking the first exit at the roundabout opposite Tesco and proceed through Cam High Street for a further two hundred metres taking the first turning on the left into Knapp Lane, cross the road onto Morris Orchard and No. 5 will be found on the left hand side.

## DESCRIPTION

This well maintained detached bungalow has been a much loved home for the past 14 years. The property offers comfortable and practical living space with a light and spacious lounge, open plan kitchen/diner, two double bedrooms and a modern shower room. Set on a generous plot, the home benefits from a large front garden, ample driveway parking and a private rear garden with a patio and lawn – perfect for low maintenance outdoor enjoyment. Additional features include a garage with utility area and loft style storage above, providing excellent versatility. With its convenient setting, generous outdoor space, and well proportioned interior, this property offers a great opportunity for those seeking a single storey home in a well connected village location.

## 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 PORCH

Double glazed sliding door.

## ENTRANCE HALLWAY

Radiator, thermostat, single glazed door and side lights.

## LOUNGE 5.42m x 3.61m (17'9" x 11'10")

Two double glazed windows, two radiators, retractable door to:

## KITCHEN/DINER 5.46m x 2.46m (17'10" x 8'0")

Double glazed French doors with side light, tall radiator, double glazed window, range of wall and base units with integrated oven, grill and gas hob with extractor over, one and a half bowl sink unit with mixer tap, tiled splashbacks, space for dishwasher and fridge freezer.

## SHOWER ROOM

Low level WC, vanity wash hand basin, shower cubicle, part tiled wall, extractor, double glazed window.

## BEDROOM ONE 3.19m x 3.08m (10'5" x 10'1")

Double glazed window, radiator.

## BEDROOM TWO 3.18m x 3.06m (10'5" x 10'0")

Double glazed window, built-in wardrobes, radiator.

## GARAGE 3.34m x 2.91m (10'11" x 9'6")

Double glazed window, up-and-over door, sink, space and plumbing for washing machine, power and lighting, stairs to first floor.

## STORE ROOM ABOVE GARAGE 4.70m into

## eaves x 2.95m (15'5" into eaves x 9'8")

Double glazed window, door to attic which is part boarded, lighting, power and boiler.

## EXTERNALLY

To the front of the property there is a large garden with mature trees, hedges and shrubs, tarmac driveway with parking for three vehicles. To the side of the property is a low maintenance border with gravel. The rear garden has lawn, flower border and patio with canopy, gated side access, panel fences, lean-to storage shed and outside tap.



## AGENT NOTES

Tenure: Freehold  
Services: All mains services are understood to be connected.  
Council Tax Band: C  
Rights of way?  
Flood risk area and flooded in last 5 years?  
We understand there is a restrictive covenant on the title preventing any development of any separate dwellings, commercial property or developing the existing property to more than a single storey.  
Conservation area?  
Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line  
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.

