

7 High Street, Cam, Dursley,  
GL11 5JZ

Price  
£130,000



Excellent investment opportunity, mixed residential/commercial property. Ground floor premises with three offices, kitchen with cloakroom and WC off. First floor - one bedroom flat with separate access to side, entrance hall, living room, kitchen/breakfast room, double bedroom, shower room. The property is in need of general updating.

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# 7 High Street, Cam, Dursley, GL11 5JZ

## SITUATION

The property is situated close in this popular village centre of Cam which has a range of shops including Tesco supermarket, local traders including Post Office, hairdressers and chemist. The village also has doctors' and dentists' surgeries and a choice of three primary schools. The nearby market town of Dursley is approximately one and a half miles distance and offers a wider range of shopping facilities including Sainsbury's supermarket along with secondary schooling. Dursley town has swimming pool/gym, library and eighteen hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail 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 last exit and proceed down the incline into Cam village and at the roundabout take the first exit and the property will be found immediately on the left hand side.

## DESCRIPTION

This mixed residential/commercial investment property was constructed approximately 250 years ago and has rendered elevations under a pantile roof. On the ground floor the offices have more recently been used as an architects office and have display window with pedestrian front door leading to three interconnecting offices with kitchen and cloakroom off. To the left of the property a pedestrian gateway gives access to the flat with front door, stairs to first floor, spacious living room, kitchen/breakfast room, double bedroom and bathroom. The property is in need of general modernisation and would be ideal for an investor looking to add value in this popular village centre.

## 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

### OFFICE 3.9m x 3.48m (12'9" x 11'5")

Having part glazed front door, display window.

### INNER OFFICE 2.89m x 2.79m (9'5" x 9'1")

### REAR OFFICE 4.75m x 3.57m (15'7" x 11'8")

Having wooden door to side and night storage heater.

### KITCHEN 1.77m x 1.67m (5'9" x 5'5")

Having a range of wall and base units, stainless steel single drainer sink unit, window, leading to:

### CLOAKROOM

Having wash hand basin and WC.

## APARTMENT

External side access leads to:

## SEPARATE ENTRANCE HALL

Accessed to the side of the property with stairs to first floor.

## LANDING

Having window to side.

### LIVING ROOM 4.09m x 3.91m (13'5" x 12'9" )

Having window to front and two windows to side, former fireplace.

### KITCHEN/BREAKFAST ROOM 4.09m x 2.57m (13'5" x 8'5")

Having two windows to side, plumbing for washing machine, overstairs storage cupboard, a range of wall and base units.

### BEDROOM 4.79m x 2.11m (15'8" x 6'11")

Having window.

## SHOWER ROOM

Having WC, wash hand basin, shower cubicle with electric shower.

## AGENT NOTES

Tenure - both the Freehold and Leaseholds are being sold - there are Leasehold interests for 125 years with the ground and first floor commencing in 2016 and for the first floor in 2009 - both Leaseholds, along with the Freehold are being sold within the price.

Energy Rating Commercial: E

Energy Rating Residential: G

Tenure: Freehold

The property is currently vacant and in need of renovation.

Services: Mains electricity, water and drainage are understood to be connected.

Council Tax Band for Flat: A

Broadband: Unknown.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

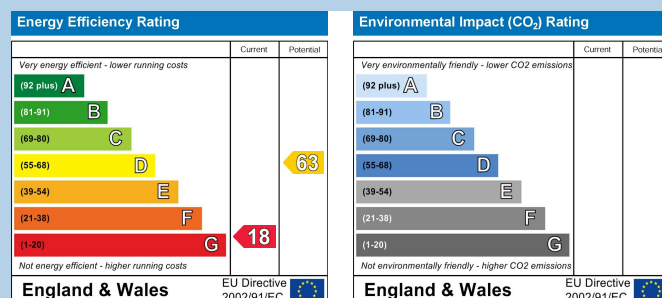
By appointment with the owner's sole agents as over.

## 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.

## DECLARATION

In accordance with the 1979 Estate Agents Act, we are obliged to inform you that part of the property is owned by a family member of the Bennett Jones Partnership Staff.



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