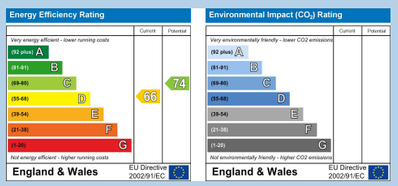
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

49 Springfields, Cam, Dursley, GL11 6PJ

Asking Price

£135,000

TWO BEDROOM GROUND FLOOR APARTMENT, END OF CUL-DE-SAC POSITION, ELEVATED POSITION, COMMUMAL ENTRANCE HALLWAY, PRIVATE ENTRANCE HALLWAY WITH STORAGE CUPBOARD, LIVING/DINING ROOM, SEPARATE KITCHEN, INNER HALLWAY, TWO BEDROOMS, BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, GARAGE, NO ONWARD CHAIN, ENERGY RATING: D

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The Property Ombudsman
propertymark

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DESCRIPTION

This property has been in the same ownership for several years and has a good sized garden to the rear of the property with the addition of a garage. The property is accessed by a communal entrance hallway with intercom system. A private door leads us into the hallway which has store room leading into the living/dining room with airing cupboard and there is a separate kitchen with a range of built in appliances. The inner hallway provides access to both bedrooms and the bathroom. The property has double glazing and gas central heating. The property has 125-year lease with approximately 82 years remaining.

SITUATION

This apartment is situated in the Springfields area of Cam and is within a short distance of a range of shops in Woodfields, including mini-market, hair salon and award wining butchers and the popular Leaf & Ground Café. A wider range of shopping facilities are available in Cam village centre, including Tesco's supermarket. Primary schooling can be found at the nearby Cam Woodfield School and there is a further choice of two primary schools within Cam village. Dursley has a wider range of shopping facilities along with library, swimming pool and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network and Cam also has a '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, continuing straight across at the first mini roundabout, and continue to the second mini-roundabout, taking the first exit and proceed for approximately four hundred metres, taking the second turning on the right into Springfields, continue down the incline taking the first turning on the right, and number the property will be located at the end of the cul-de-sac. Number 49 is located in the right hand side half of the block and on the ground floor.

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).

COMMUNAL ENTRANCE HALLWAY

With door to rear garden.

PRIVATE ENTRANCE HALL

With wooden front door, laminate flooring, intercom, large walk-in cupboard housing Vaillant gas boiler supplying radiator central heating and domestic hot water.

LIVING ROOM 6.3m x 3.27m narrowing to 2.4m (20'8" x 10'8" narrowing to 7'10")

Having double glazed windows to front and rear, two radiators, laminate flooring and built in cupboard.

KITCHEN 3.07m x 2.32m narrowing to 1.59m (10'0" x 7'7" narrowing to 5'2")

Having a range of wall, tall and base units with laminated work surfaces over incorporating inset stainless steel sink unit, inset ceramic hob with cooker hood over, built in oven, tall fridge/freezer, integrated dishwasher, double glazed window to rear, laminate flooring and radiator.

INNER HALLWAY

Having laminate flooring.

BEDROOM ONE 4.23m x 3.08m (13'10" x 10'1")

Having double glazed window to front, radiator and laminate flooring.

BEDROOM TWO 3.1m x 2.12m (10'2" x 6'11")

Having double glazed window, radiator and laminate flooring.

BATHROOM

Having bath with mixer shower over, wash hand basin, WC, stainless steel ladder towel rail, tiled flooring and double glazed window.

EXTERNALLY

To the front of the property a driveway leads to the GARAGE having up and over door. The gardens lie to the rear of the property and are partly uncultivated and laid to lawn with shrubs.

AGENTS NOTES

Tenure: Leasehold.
Leasehold Terms: 125 years commencing 1983 with approximately 82 years remaining.
Ground Rent: £10 per annum. Reviewed annually.
Maintenance Fee payable to Stroud District Council for repairs and maintenance of communal areas. This is variable, dependant upon work, typically approximately: £1,400.00 per annum.
All mains services are connected.
Gas fired radiator central hearing.
Council Tax Band: 'A;
Keeping poultry, animals or domestic pets is prohibited.
The property is ex local authority and was purchased from the Council in 1983.
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more informati

FINANCIAL SERVICES

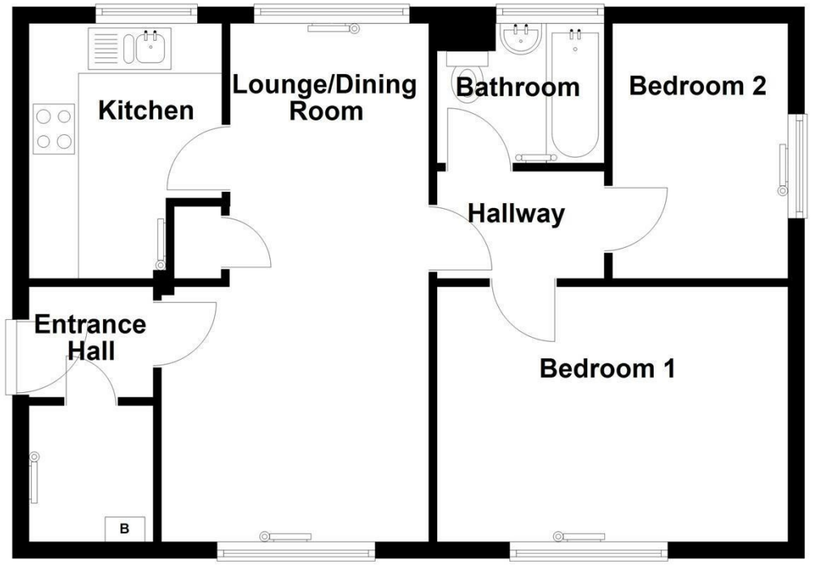
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

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

Floor Plan

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.9 sq. feet)

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