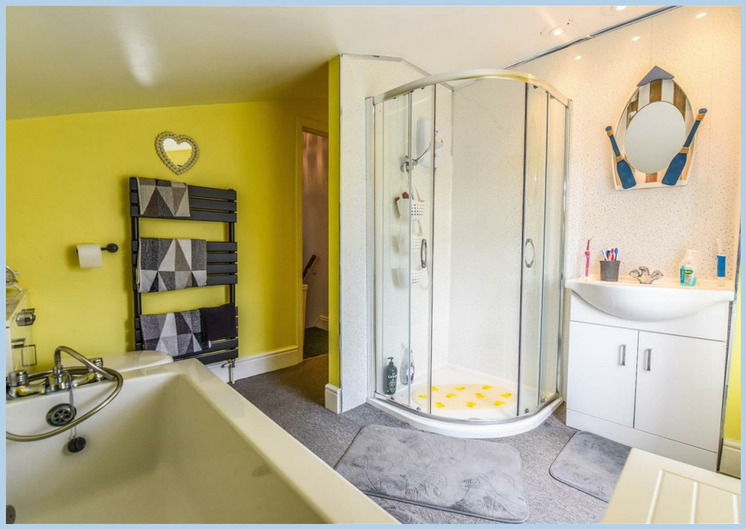
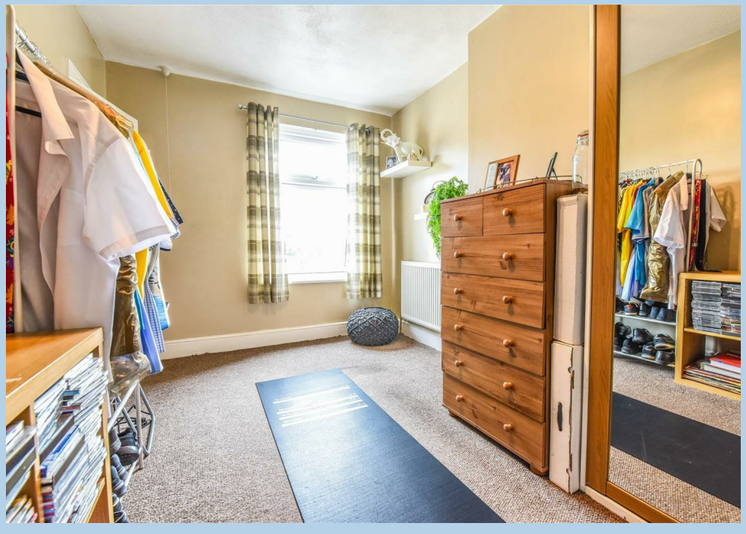
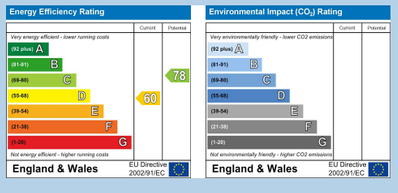
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54 Draycott, Dursley, GL11 5LL

Price Guide

£285,000



WELL PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY IN THE HEART OF CAM, CLOSE TO AMENITIES AND TRAIN STATION. 60FT REAR GARDEN WITH SIDE ACCESS, COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM. TWO FIRST FLOOR BEDROOMS, SPACIOUS BATHROOM WITH SEPARATE BATH AND SHOWER, WELL PRESENTED REAR GARDEN MAINLY LAID TO LAWN WITH SIDE ACCESS. EPC D & COUNCIL TAX BAND: B

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The Property Ombudsman
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54 Draycott, Dursley, GL11 5LL

SITUATION

The property is situated close to the centre of Cam Village, which offers a growing range of services including Tesco's supermarket, independent retailers, doctors and dentist surgeries. The property is within a short drive of the A38 and close to the Park and Ride Railway Station in nearby Box Road, which provides regular services to Gloucester and Bristol and onward connections to the national rail network. Cam village has a choice of three primary schools and the old market town of Dursley sits on the edge of the Cotswold escarpment and offers secondary schooling at Rednock Comprehensive School along with a wider range of shopping facilities including Sainsbury's supermarket. Recreational facilities include swimming pool, sports centre and golf course at Stinchcombe Hill.

DIRECTIONS

From Dursley town centre, proceed in a north westerly direction on the A4135 until reaching Cam village. At the roundabout with Tesco's directly in front of you, take the first exit into Cam High Street and proceed through the High Street and continue into Draycott and the property will be found the right hand side approximately 100 metres past the turning to Manor Avenue.

DESCRIPTION

This well presented bay fronted family home was constructed approximately 90 years ago, having recently replaced 92022) tiled roof to the front . The property has over time been extended to the rear with a single storey addition incorporating a utility room and cloakroom/WC, creating practical and well balanced accommodation throughout and briefly comprises: entrance hall leading to two separate yet open plan reception rooms, providing an ideal living and entertaining space, and providing access to the kitchen and onward to the utility room with adjoining WC. On the first floor are two well proportioned bedrooms together with a family bathroom featuring a separate shower cubicle. Externally, the property benefits from a gravelled frontage with pedestrian side access leading to the attractive rear garden, extending to approximately 100 feet. Designed with ease of maintenance in mind, the garden enjoys a patio area, spacious lawn, and a variety of mature shrubs and trees, creating a delightful outdoor space. Gas central heating EPC and Council Tax: B.

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

Open porch with attractive tiled floor

HALLWAY

Composite front door leading into neat hallway with radiator and stairs to first floor

DINING ROOM 3.92m x 3.36m max (12'10" x 11'0" max)

Attractive and spacious dining area with double glazed window to rear offering a light and airy feel, radiator, chimney breast and under stairs storage cupboard opening to:

LOUNGE 3.89m in to bay x 3.36m max (12'9" in to bay x 11'0" max)

leading through from dining area this cosy lounge does not disappoint, having triple glazed bay window to front, radiator and attractive ornamental fireplace and chimney breast this versatile space can be enjoyed with the space opening through to the dining area (7.81m max)

KITCHEN 2.73m x 2.83m (8'11" x 9'3")

Having an array of wall and base units with worktop over and incorporating sink and drainer, built in double oven, five ring gas burner hob with extractor over. radiator, and a double glazed window and door lead to the rear garden.

UTILITY ROOM 2.60 narrowing to 1.71m x 2.58m max (8'6" narrowing to 5'7" x 8'5" max)

Versatile space offers additional storage and space having base units with worktop over, sink and drainer, space and plumbing for washing machine and fridge freezer, radiator and double glazed window to side and rear tiled flooring flows through from kitchen.

CLOAKROOM

Useful WC with double glazed window to side and bi-fold door for privacy.

ON THE FIRST FLOOR

LANDING

Spacious and having radiator, and small window to rear providing natural light.

BEDROOM ONE 4.11m max x 3.35m (13'5" max x 10'11")

Dual triple glazed windows to front providing exceptional natural light, two built in wardrobes housing boiler, and radiator.





BEDROOM TWO 3.95m max x 2.56m max (12'11" max x 8'4" max)

Having attractive built in wardrobe, radiator and double glazed window with views over the rear garden.

BATHROOM

Good sized space with WC, bath with shower tap, vanity wash basin with storage under and shower cubicle with electric shower and cladded surround, modern grey heated towel radiator and double glazed window to rear.

EXTERNALLY

To the front of the property is a gravelled area set back from the road, and a pathway leading to the side gate providing access to the rear garden which comes in to its own, offering ample patio area for entertaining and leads onto the approximately 100ft lawned area which has been lovingly tended to by the current owners and having an array of shrubs and trees, with borders flanking the lawned area which leads to the end of the garden where a small gravelled area and shed providing storage.

AGENT NOTES

Tenure: Freehold
Services: All mains services are connected
Council Tax Band: B
Broadband: Asymmetric Digital Subscriber Line
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 area: approx. 86.8 sq. metres (934.6 sq. feet)
54 Draycott, Cam, Dursley, GL11 5LL

