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26 Larkrise, Cam, Dursley,  
GL11 5EZ

Price Guide  
**£235,000**



A WELL-PRESENTED TWO-BEDROOM HOME LOCATED IN A SOUGHT-AFTER END-OF-CUL-DE-SAC POSITION. THE PROPERTY BENEFITS FROM PARKING FOR TWO VEHICLES, AN ENCLOSED REAR GARDEN LAID TO LAWN WITH WOODEN DECKING, AND REAR PEDESTRIAN ACCESS. THE ACCOMMODATION INCLUDES AN ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM WITH STORAGE, AND A KITCHEN/DINING ROOM. ON THE FIRST FLOOR, THERE ARE TWO BEDROOMS AND A FAMILY BATHROOM. ADDITIONAL FEATURES INCLUDE GAS CENTRAL HEATING AND FAR REACHING VIEWS TO THE REAR.  
ENERGY RATING: C

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## 26 Larkrise, Cam, Dursley, GL11 5EZ

### SITUATION

This two-bedroom home is located at the end of a quiet cul-de-sac in the popular residential area of Larkrise, in the village of Cam. The village centre is just a short walk away and offers a wide range of amenities including a Tesco supermarket, post office, village hall, chemist, and both doctor and dentist surgeries. Cam is also well served by three primary schools, while the nearby town of Dursley provides further shopping facilities including a Sainsbury's supermarket, swimming pool, sports hall, and a secondary school. The property is ideally positioned for commuters, with easy access to Gloucester, Bristol, and Cheltenham via the A38 and M5/M4 motorway network. The nearby Cam and Dursley 'Park and Ride' railway station offers regular services, with travel times of approximately twenty minutes to Gloucester and thirty minutes to Bristol.

### DIRECTIONS

From Dursley town centre proceed north-west out of town on the A4135 and continue straight across at the first and second mini roundabouts. At the Third mini roundabout take the second exit signposted for Cam village. Proceed down the incline taking the first turning on the left into Manor Avenue. Proceed, taking the second turning on the left into Larkrise.

### DESCRIPTION

This property has been under the same ownership for over four years and it would make an ideal home for first time buyers or a suitable investment for buy-to-let purposes. Well presented and maintained to a good standard in recent years, the accommodation comprises an entrance porch, hallway, living room, and kitchen/dining room. On the first floor there are two bedrooms and a family bathroom. The rear garden features a lawn and wooden decked area, with pedestrian access to the rear onto Larkrise. To the front, there is a parking space directly outside the property, with a second allocated space located nearby.

### 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

#### ENTRANCE PORCH

#### ENTRANCE HALL

Stairs to first floor.

#### LOUNGE 4.49m x 3.18m (14'8" x 10'5")

Double glazed window, radiator, under stairs cupboard, thermostat control.

#### KITCHEN/DINER 4.19m x 2.56m (13'8" x 8'4")

Double glazed French doors, double glazed window, gas boiler, range of wall and base units, space for electric oven, fridge freezer and washing machine, sink unit with mixer tap, part tiled splashback.

### ON THE FIRST FLOOR

#### LANDING

Access to loft space.

#### BEDROOM ONE 3.32m x 3.18m (10'10" x 10'5")

Two double glazed windows, radiator.

#### BEDROOM TWO 3.76m x 2.59m (12'4" x 8'5")

Double glazed window, radiator.

#### BATHROOM

Suite comprising low level WC, pedestal wash hand basin, bath with shower over, part tiled walls, tiled floor, extractor fan, double glazed window.



### EXTERNALLY

At the rear of the property is a decking area leading to a fully enclosed garden, further decking area, shed and rear gate providing access. To the front of the property is tarmac driveway providing parking for one car with a further allocated parking space to side.

### AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: B

Broadband: Fibre to the Premises

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.

