

18 Court House Gardens, Dursley, GL11 5LP

£1,895 PCM



Detached four bedroom house in select development, boasting approximately 1,800 square feet of living accommodation. Comprising of entrance hall, living room, dining room, study, fitted kitchen, utility room, cloakroom, master bedroom with en-suite shower room and dressing area, modern family bathroom, three further first floor bedrooms, double garage, spacious surrounding garden, off road parking for a number of cars, additional store/shed, must be seen to be fully appreciated. Council Tax Band F. Energy rating: C

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Situation

Spacious detached house situated in the popular cul-de-sac close to Cam village centre. Cam has a range of local facilities including Tesco supermarket, Post Office, independent retailers along with choice of three primary schools. Comprehensive schooling can be found in Dursley town centre along with a wider range of shopping facilities including Sainsburys supermarket. The property is well placed for commuting to larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam 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 into Cam village centre. At the round about with Tesco opposite, turn left continuing on the A4135 for approximately 200 metres turning right into Court House Gardens and continue for approximately 20 metres, the property will be found on the left hand side.

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 Hall

Having double glazed front door, side screen and window, carpeted flooring, radiator and door to garage.

Cloakroom/WC

With vinyl flooring, vanity unit housing wash hand basin, wc, and double glazed window to the side.

Living Room 5.76 x 3.84 (18'10" x 12'7")

With double glazed patio door and window to the rear, decorative fireplace, two radiators and double doors leading to:

Dining Room 3.86 x 3.08 (12'7" x 10'1")

Having carpeted flooring, double glazed window to the rear, radiator.

Kitchen 3.35 x 2.77 (10'11" x 9'1")

An attractive range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit, with an abundance of integrated appliances; gas hob, integrated dishwasher, integrated fridge/freezer, double oven. Vinyl flooring, radiator and double glazed window to rear.

Utility Room

Having a range of base units, stainless steel single drainer sink unit, washing machine, tumble dryer, double glazed door to side and Combi boiler supplying radiator central heating and domestic hot water.

Study 3.22 x 2.07 (10'6" x 6'9")

Double glazed window to side, radiator and carpeted flooring.

Stairs to the First Floor

With carpeted flooring, landing with airing cupboard, radiator and window the front.

Master Bedroom 3.89 x 3.61 (12'9" x 11'10")

With carpeted flooring, double glazed window to the rear, radiator. Dressing are leading to:

Ensuite

Tiled shower cubicle, wash hand basin, wc, vinyl flooring, double glazed window to the side and radiator.

Bedroom Two 3.44 x 2.53 (11'3" x 8'3")

Carpeted flooring, built in wardrobe, double glazed window to the front and radiator.

Bedroom Three 3.48 x 3.25 (11'5" x 10'7")

Carpeted flooring, double glazed window to the rear and radiator.

Bedroom Four 2.99 x 2.61 (9'9" x 8'6")

Carpeted flooring, double glazed window to the rear and radiator.

Bathroom

Panelled bath with mixer shower tap, low level wc, wash hand basin, double glazed window to the front and radiator.

Externally

Benefitting from driveway parking for at least 4 cars, double garage with power and lighting. Gardens to the rear and side mainly laid to lawn with mature beds, patio area and storage shed.

Agents Note

Available Date: 15th July 2025

Minimum Tenancy Length: 12 month

Deposit: £2186

Council Tax Band: F

Energy Rating: C

Unfurnished

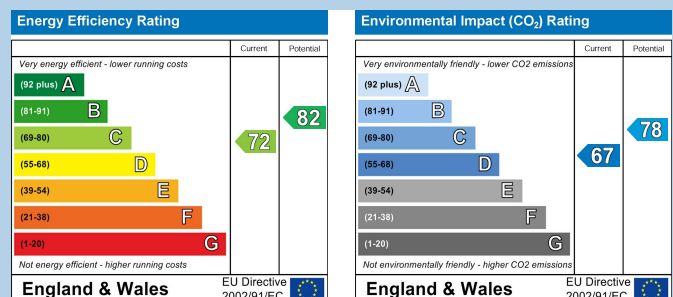
Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information



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