

HUNTERS[®]

HERE TO GET *you* THERE



5 Bristol Road

Cambridge, Gloucester, GL2 7BD

£240,000



Council Tax: A



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This delightful character filled cottage offers generous accommodation arranged over two floors. On entering the cottage you are met by an entrance hallway which leads to the sitting room with wood-burning stove, exposed timber flooring and exposed brick-work. The kitchen is to the rear of the property with a range of kitchen units and shelving with Belfast sink and wood work-surfaces, there is also a useful utility room leading from the kitchen giving access to the pretty rear garden. A landing area on the first floor leads to two double bedrooms and bathroom with roll-top bath. Outside the cottage has a lovely established rear garden with an open aspect. There is an abundance of trees and plants with various seating areas to enjoy the day along with a chicken run to the bottom of the garden (available by separate negotiation).

The village of Cambridge lies on the A38 providing excellent commuting routes to Bristol, Gloucester and Cheltenham with local shops at Berkeley and Cam whilst the town of Dursley has a wider range of amenities with a bustling shopping centre, supermarket and leisure centre/swimming pool.

Entrance Hall

Part glazed door leading to the entrance hall with radiator, exposed timber flooring, storage cupboard and opening to:

Lounge

14'9 x 11'5 (4.50m x 3.48m)

Two sash windows to front aspect, exposed timber flooring, fireplace with wood burning stove on hearth, built-in cabinet with shelving, exposed brick-work and radiator, thumb latch door leading to:

Kitchen/Breakfast Room

14'7 x 11'3 (4.45m x 3.43m)

Window to rear aspect, range of wall and base units with work-surfaces over and inset Belfast sink with ornate taps, space for fridge/freezer, Rangemaster oven with 5 ring gas hob and warming plate with extractor over (by negotiation), tiled splash back, Worcester boiler, opening to:

Utility Room

7'1 x 5'1 (2.16m x 1.55m)

Window to rear aspect, flagstone flooring, work surfaces, spaces for dishwasher, tumble dryer and washing machine, door leading to the garden.

First Floor Landing

Loft hatch (not used) and thumb latch doors leading to:

Bedroom One

14'7 x 10'11 (4.45m x 3.33m)

Two windows to rear aspect, exposed floorboards, range of fitted bedroom furniture, wood paneling, radiator.

Bedroom Two

14'7 x 12'4 (4.45m x 3.76m)

Two multi paned windows to front aspect, exposed floorboards, radiator, hatch to loft (part boarded), picture rail, recessed cupboard with shelving with further loft hatch.

Bathroom

9'1 x 5' (2.77m x 1.52m)

Pedestal wash hand basin, roll-top bath with shower off taps, wc, exposed timber flooring, radiator, part panelled walls, extractor fan, shaver point and wall light.

Outside

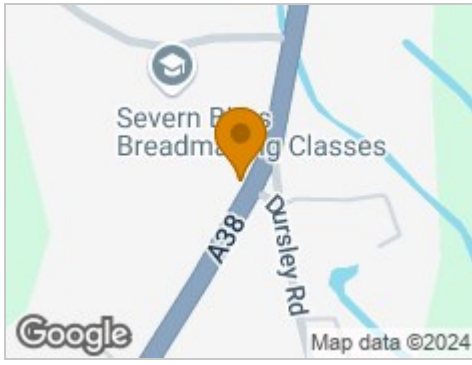
The cottage has a well established rear garden with an open aspect with flagstone patio, lawned area, cherry blossom tree and Rowan tree. There is an abundance of plants and shrubs with a

barked path leading down the garden where you will find the chicken run (which can be included by separate negotiation). The garden has various seating areas to enjoy the day.

- Delightful Characterful Cottage
- Generous Kitchen/Breakfast Room and Utility Room
- Bathroom with Roll Top Bath
- Chicken Run (Available by Separate Negotiation)
- Sitting Room with Wood-Burning Stove
- Two Double Bedrooms
- Established Rear Garden with Abundance of Plants and Shrubs
- Viewing Essential



Road Map



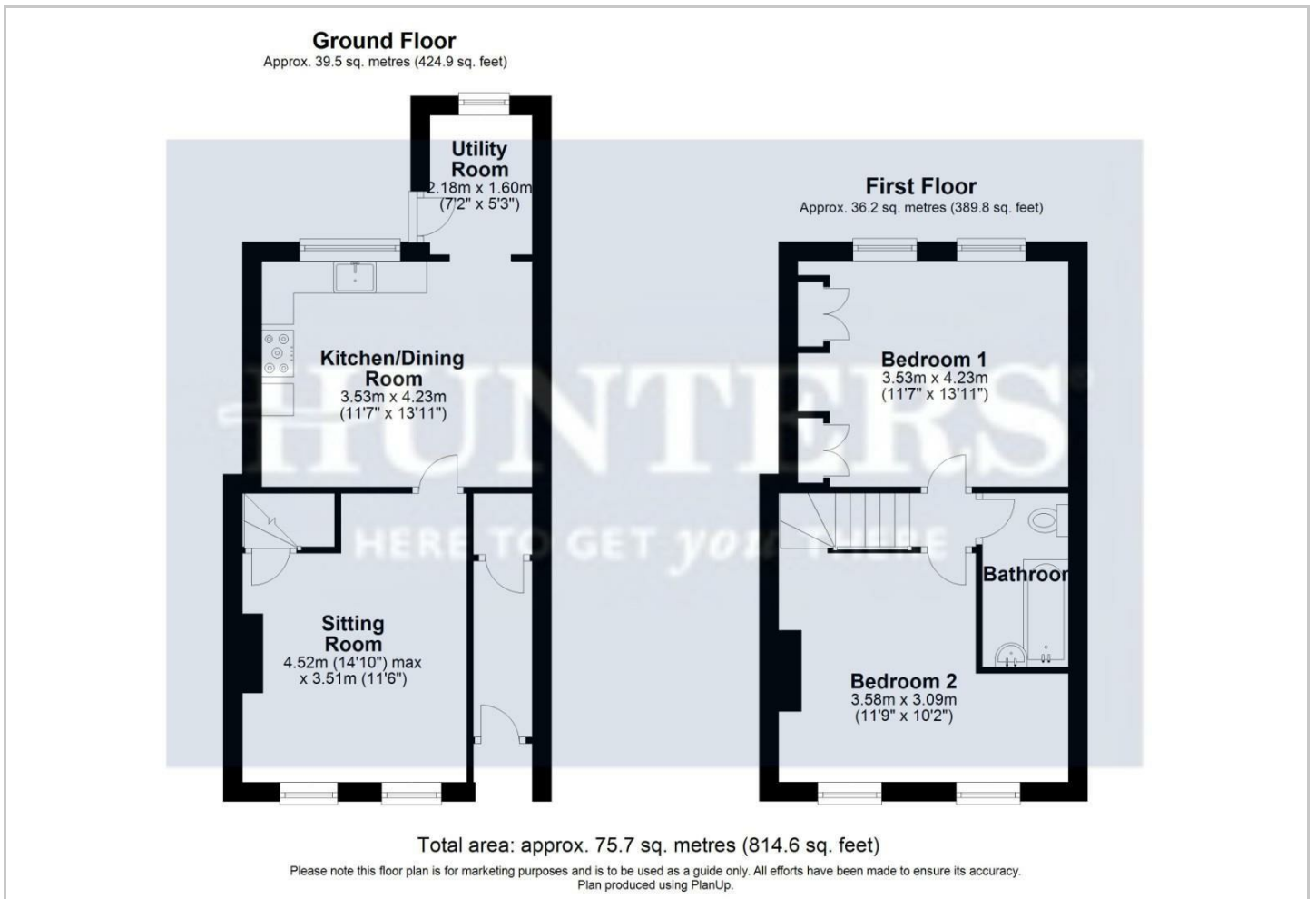
Hybrid Map



Terrain Map



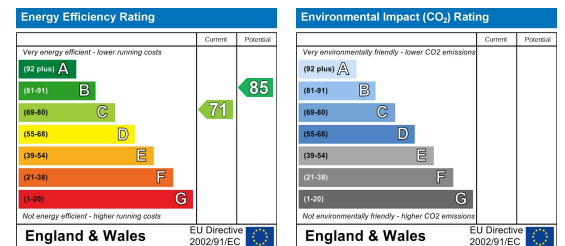
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.