



Beautifully Presented and Modern
3 Bedroom Detached Home
Manor Avenue, Cam, Dursley, GL11

Guide Price £425,000
www.griffithnobes.co.uk



THREE DOUBLE BEDROOMS | MODERN FAMILY HOME | BEAUTIFULLY PRESENTED THROUGHOUT
DOWNSTAIRS CLOAKROOM | MODERN SPACIOUS KITCHEN/DINER | LOW MAINTENANCE GARDEN
EPC RATING: C | GAS CENTRAL HEATING | PAVED DRIVEWAY PARKING | SINGLE GARAGE

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We are proud to present to the market this beautifully presented, modern, family home on Manor Avenue in Dursley. Conveniently located, it boasts a paved driveway and a single garage providing plenty of parking to the front.

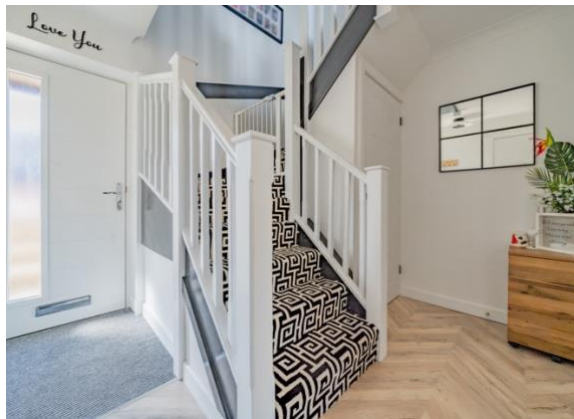
The spacious hallway complete with downstairs cloakroom and plenty of cupboard storage leads through to the extended Kitchen/Dining room; fresh and modern with plenty of wall and base units and integrated appliances. The room is flooded with natural light from the skylight. The kitchen also benefits from an island/breakfast bar and dining area which overlooks the equally stylish garden through large glazed windows and doors.

Downstairs also benefits from a separate utility room and a large reception room which can be accessed from the hallway, or via double sliding doors opening the space up into the kitchen.

Upstairs accommodation boasts three double bedrooms and a large modern family bathroom complete with corner bath, WC facilities and glazed shower cubicle.

The rear garden is ample for growing families with sleek horizontal wooden fencing offering privacy and a modern aesthetic with decorative panels adding to the overall design. The garden is covered with artificial turf providing a low-maintenance lawn area surrounded by landscaped borders and wooden decked areas providing walkways and a large area perfect for entertaining. The garden can be access from the kitchen or via a side gate from the front. The garage also benefits from a rear door for convenience.

Viewing is highly recommended to appreciate everything this beautiful modern home has to offer.



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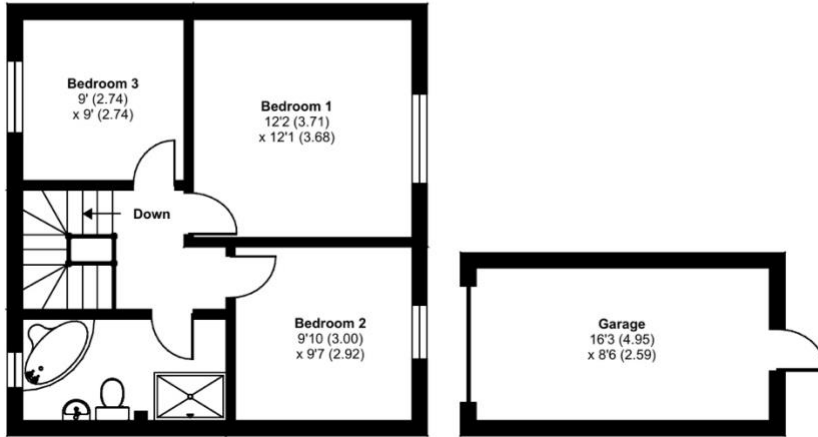
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Approximate Area = 1211 sq ft / 112 sq m

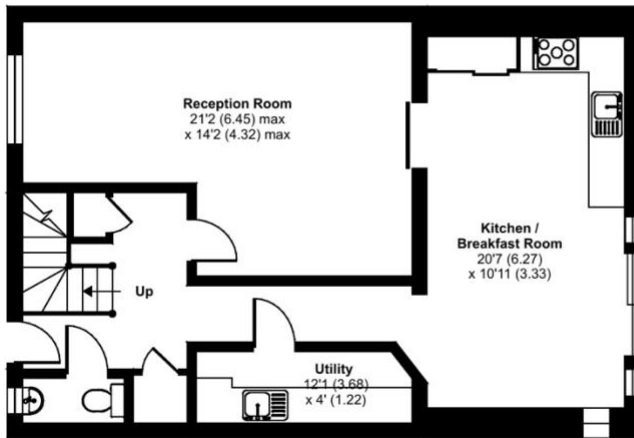
Garage = 138 sq ft / 12 sq m

Total = 1349 sq ft / 125 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Council Tax Band: **D (£2,238.51)** Tenure: **Freehold.** EPC Rating: **C**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 6Mbps*, Superfast up to 80Mbps***

Phone Network: **EE, Three, o2, Vodafone (limited indoor coverage)**

*Information obtained from Ofcom Website, July 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.

A little about Cam, Dursley and the surrounding area...

The property is situated in the great location of Manor Avenue in the village of Cam. Dursley town and surrounding villages are central for beautiful, breath-taking views and countryside walks, including the well-known Cam Peak, Longdown, Uley Bury, Stinchcombe Hill, Twinberrow and Nunnery Woods. The nearby market town of Dursley forms part of the Cotswold Way and has a range of individual shops, supermarkets, restaurants, farm shop and cafes. Doctors Surgeries and Dentists are located in both Dursley and Cam. There's a local swimming pool and plenty of sports facilities to choose from including Cotswold Edge and Stinchcombe Hill Golf Clubs which are both popular with the locals. There is a library, bus station, and the famous Old Spot Pub. There is also a great choice of Primary Schools in the area including Cam Hopton, Cam Everlands, and Highfields or Woodfields Primary Schools as well as Rednock Secondary School.

For those needing to commute, Cam and Dursley Railway Station a short drive away on the outskirts of Cam/Coaley. The station provides links to Gloucester, Cheltenham, Bristol and Birmingham. Junctions of the M4 and M5 motorways are within relatively easy access, while Stroud and Kemble train stations offer convenient links to London



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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