



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	62	81	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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74 Draycott, Cam,
GL11 5DH

Price Guide
£490,000



DETACHED FOUR/FIVE BEDROOM CHALET STYLE HOME, SWEEPING DRIVEWAY WITH AMPLE PARKING PLUS DOUBLE GARAGE, NO ONWARD CHAIN, LARGE GARDENS, DEVELOPMENT OPPORTUNITY (STTP), SPACIOUS ENTRANCE HALLWAY, 26 FOOT LIVING ROOM, KITCHEN, BREAKFAST ROOM, STUDY/OFFICE, DINING/BEDROOM FIVE, DOWNSTAIRS BATHROOM, UTILITY ROOM, FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY SHOWER ROOM/3RD WC, AMPLE STORAGE SPACE, SIDE AND REAR PATIO, LARGE LAID TO LAWN GARDEN, DETACHED DOUBLE GARAGE, TARMAC/STONE GRAVEL DRIVEWAY WITH AMPLE PARKING.
ENERGY RATING: D.

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SITUATION

The property is situated on the outskirts of Cam within a few minutes drive of the A38 and less than one mile to the park and ride railway station at the nearby Box Road. The railway station provides regular services to Gloucester and Bristol with connections to the National Rail Network. Cam village is approximately one mile distance and offers a growing range of facilities including Tesco supermarket, independent retailers, doctors and dentist surgeries. Cam has a choice of three primary schools, whilst the nearby town of Dursley has the Rednock Comprehensive School together with a wider range of shops, Sainsbury's supermarket and recreational facilities including swimming pool and golf course at Stinchcombe Hill.

DIRECTIONS

If travelling from Dursley proceed north west out of town on the A4135 until reaching the village of Cam, proceed on the A4135 out of the village passing the Shell Garage on the left hand side and after a further half a mile turn right into a small service road just prior to the bridge with the M5, turn right and the property will be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 20 years and offers a superb opportunity for a spacious family home in this sought after location or even a development opportunity (subject to planning permission). This detached chalet-style home offers flexible accommodation with a downstairs bedroom/dining room with bathroom. The property boasts reception space with an over 26 foot living room, separate kitchen with breakfast room, office, dining room and utility room. On the first floor there are four bedrooms, master having en-suite shower room and further family shower room. There is ample storage space with cupboards to the landing and under-eave storage to bedrooms. Externally, the sweeping driveway provides ample parking leading to the detached double garage. To the rear of the property there is a large patio and good-sized laid to lawn garden. This property is offered with no onward chain.

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).

SPACIOUS ENTRANCE HALLWAY

Double glazed front door, radiator.

DINING ROOM 4.65m x 3.25m (15'3" x 10'7")

Double glazed bay window to front and double glazed window to side, radiator.

STUDY/OFFICE 2.78m x 2.67m (9'1" x 8'9")

Double glazed window to rear, built in storage, radiator.

LIVING ROOM 8.15m (max.) x 5.16m (max.) (26'8" (max.) x 16'11" (max.))

Two double glazed windows to front and French doors to side, two radiators, woodburner and gas fire, stairs to first floor.

KITCHEN 3.78m x 2.90m (12'4" x 9'6")

Fitted kitchen with base and wall units, laminate work surface over, electric and gas cooker point, one and half bowl stainless steel sink and drainer, space and plumbing for dishwasher, space for tall standing fridge freezer, double glazed window to side, gas boiler, door to utility room, opening into:

BREAKFAST ROOM 2.85m x 2.44m (9'4" x 8'0")

Double glazed window to rear, radiator.

UTILITY ROOM

Space and plumbing for washing machine and tumble dryer with work surface over, two single glazed windows to rear and stable door to garden.

BATHROOM

Bath, wash hand basin with pedestal, low level wc, radiator, double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Two walk in storage cupboards, access to loft space, radiator.

BEDROOM ONE 5.77m (max) x 3.68m (max) (18'11" (max) x 12'0" (max))

Double glazed window to side, radiator, built in wardrobes, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with electric shower, low level wc, vanity wash hand basin, radiator, double glazed Velux window.

BEDROOM TWO 5.79m x 2.40m (18'11" x 7'10")

Double glazed window to side, radiator, under eave storage cupboard.

BEDROOM THREE 3.35m x 2.55m (10'11" x 8'4")

Two double glazed Velux windows, radiator, under eave storage cupboard.

BEDROOM FOUR 2.56m x 1.95m (8'4" x 6'4")

Double glazed velux window, radiator, under eave storage cupboard.

FAMILY SHOWER ROOM

Double shower cubicle with electric shower, low level wc, wash hand basin with pedestal, radiator, double glazed velux window.

EXTERNALLY

The property is accessed via 5 bar wooden gate with tarmac driveway leading to stone gravel driveway. To the side of the property there is a DETACHED GARAGE (5.70m x 4.09m) which has light and power, electric front up and over door, window and door to rear. To the rear of the property there is a flagstone patio, pergola and good-sized laid to lawn garden with greenhouse and wooden storage shed. The gardens are enclosed by wood panel fencing.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: F (£3,091.69 payable).

Property is subject to probate which has been granted.

AGENTS NOTE TWO

Uplift Clause: Any residential development for a period of 25 years will result in a payment of 50% of the increased open market value of the property prior to development. The uplift would not come into force if the property remains as one dwelling and is only extended. If a purchaser is willing to offer the asking price, the owners would consider not applying this uplift clause and remove it altogether.

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.

VIEWING

By appointment with the owner's sole agents as over.

