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7 Tythe Court, Cam, Dursley,
GL11 5EY

Price Guide
£225,000



ONE/TWO BEDROOM GRADE II LISTED END-TERRACED COTTAGE IN SOUGHT AFTER LOCATION, TUCKED AWAY CUL-DE-SAC POSITION, NO ONWARD CHAIN, TWO ALLOCATED PARKING SPACES, GOOD-SIZED ENCLOSED REAR GARDEN, ENTRANCE HALLWAY, KITCHEN, DOWNSTAIRS BEDROOM/OFFICE/DINING ROOM, LARGE LIVING ROOM, SPACIOUS FIRST FLOOR BEDROOM WITH VAULTED CEILING, BATHROOM.
ENERGY RATING: E.

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SITUATION

This pleasantly situated cottage is located on the sought after cul-de-sac of Tythe Court off Manor Avenue in Cam. The property is located within a few minutes walk of the village centre, which has a range of services including supermarket, church, public house, doctors and dentist surgeries. The adjoining town of Dursley has a wider range of shopping facilities along with an 18 hole golf course at Stinchcombe, swimming pool and library. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the nearby A38 and adjoining M5/M4 motorway network. Cam village 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 Kingshill Road, continue over the first and second mini-roundabouts and at the third mini-roundabout take the second exit and proceed down the incline taking the first turning on the left into Manor Avenue. Continue on Manor Avenue passing the turning for Shutehay Drive and take the second turning on the left into Tythe Court and the property will be located at the end of the cul-de-sac on the left hand side.

DESCRIPTION

This individual end-terraced cottage has been in the same ownership for over 10 years and was most recently rented. Now offered to the market with no onward chain, this one/two bedroom home offers the potential for a downstairs bedroom, dining room or office to suit the buyers requirements. The property benefits from two allocated parking space and good-sized enclosed rear garden. Internally, the property briefly comprises; entrance hallway, kitchen, dining/office/bedroom, large living room. On the first floor there is a bathroom and main bedroom.

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).

ENTRANCE HALLWAY

Composite front door, night storage heater, access to loft space.

KITCHEN 2.31m x 2.24m (7'6" x 7'4")

Fitted kitchen, base and wall units, roll top laminate work surface over, electric oven and hob, extractor over, space for tall standing fridge freezer, stainless steel sink and drainer, space and plumbing for washing machine, double glazed window to front.

BEDROOM/OFFICE/DINING ROOM 2.30m x 2.25m (7'6" x 7'4")

Double glazed window to side, electric panel radiator.

LIVING/DINING ROOM 6.14m (max) x 3.50m (20'1" (max) x 11'5")

Double glazed door and panel to rear, two night storage heaters, under stairs cupboard, stairs to first floor.

ON THE FIRST FLOOR

LANDING

Double glazed window to side.

BEDROOM ONE 3.84m x 3.56m (12'7" x 11'8")

Double glazed window to side and rear with views, electric panel radiator, access to loft space.

BATHROOM

Bath with electric shower, low level wc, wash hand basin with pedestal, electric heated towel rail, double glazed Velux window, airing cupboard with hot water cylinder.

EXTERNALLY

Flagstone patio leading to good sized laid to lawn garden which has rockery, wooden shed, shrubs and is enclosed by stone walls and wood panel fencing. To the front of the property there is a parking space for one vehicle with further parking space close by.



AGENTS NOTE

Tenure: Freehold.
Mains electricity, water and drainage are believed to be connected.
Council Tax Band: B
Night storage heating.
Grade II listed. The owner received planning permission for replacement uPVC doors and windows.

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.

