



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	83	A	A
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-54) E</p> <p>(11-54) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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13 Broadmere Close, Cam,
GL11 6PU

Price Guide
£325,000



SPACIOUS AND WELL PRESENTED DETACHED HOUSE, POPULAR CUL DE SAC LOCATION WITH EXTENSIVE VIEWS TO REAR, ENTRANCE HALL, CLOAKROOM/WC, LIVING ROOM, KITCHEN/DINING ROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE GARDEN, GARAGE, PARKING, NO ONWARD CHAIN. ENERGY RATING: C

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13 Broadmere Close, Cam, GL11 6PU

DESCRIPTION

This well presented detached house is situated in the Woodfield area of Dursley and is in a short cul-de-sac of similar detached houses and bungalows with extensive views from the rear of the property over Dursley Road toward the wooded slopes of Stinchcombe Hill. The property is accessed via a tarmacadam driveway with parking space for two cars leading to the integral garage. A pathway leads to the rear garden which is enclosed and laid to lawn. Internally the entrance hall leads to cloakroom/WC and there is a good size living room which has French doors leading to the garden. In addition, there is a good size kitchen/dining room with a range of modern wall and base units. On the first floor there are three bedrooms along with modern family bathroom. The property must be seen to be fully appreciated and would suggest viewing at your earliest opportunity.

SITUATION

The property is located in the popular Broadmere Close and is within a short distance of a range of shops including mini market, hairdressers and butchers. A wider range of shopping facilities can be found in Cam village centre including Tesco supermarket. In addition, the village has three primary schools and secondary schooling can be found in nearby Dursley town centre. The town has a range of services including library, swimming pool and Sainsbury's supermarket. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the 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 (Kingshill Road) proceeding straight across at the first and second mini roundabouts. At the third mini roundabout take the first exit into Woodfield Road and proceed to the next mini roundabout continuing straight across and taking the first turning on the left into Broadmere and first turning right into Broadmere Close and number 13 will be found after approximately 100m 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).

ON THE GROUND FLOOR

ENTRANCE HALL

Having double glazed front door, stairs to first floor, double radiator and laminate floor.

INNER HALL

Large double built in cloaks cupboard, under stair cupboard and radiator.

CLOAKROOM

Having low level WC with concealed cistern, wash-hand basin, radiator and double glazed window to front.

LIVING ROOM 4.45 x 3.3 (14'7" x 10'9")

Having double glazed French doors overlooking the rear garden, two radiators, fire surround with electric woodburner style fire.

KITCHEN/DINING ROOM 4.85 x 2.38 (15'10" x 7'9")

Having a range of modern wall, tall and base units with laminated round edge work surfaces over, gas hob, integrated oven, stainless steel cooker hood over, integrated stainless steel sink unit, integrated tall fridge and freezer, integrated dishwasher, double glazed door to side, double glazed windows to rear and side, plumbing for automatic washing machine and dishwasher.

ON THE FIRST FLOOR

LANDING

Having access to loft space and linen cupboard, double glazed window to side.

BEDROOM ONE 4.16 x 3.27 (13'7" x 10'8")

Having double glazed window to rear with view and radiator.

BEDROOM TWO 3.27 x 2.6 (10'8" x 8'6")

Having double glazed window to rear with view and radiator.

BEDROOM THREE 2.69 x 2.19 (8'9" x 7'2")

Having double glazed window to front and radiator.

BATHROOM

Having modern suite comprising panelled bath with mixer shower tap, low level WC, wash hand basin, large shower cubicle with mixer shower.

EXTERNALLY

To the front of the property the garden is of a good size and laid to lawn with tarmacadam driveway with parking space for two cars leading to the INTEGRAL GARAGE

4.91m x 2.62m having up and over door power & light Worcester boiler supplying gas central heating. A pathway leads to the side of the property to the rear garden which is of a good size enclosed by hedging and extensively laid to lawn with patio area and has extensive views.

AGENTS NOTE

Tenure: Freehold
Gas Fired Radiator Central Heating
All main services are believed to be connected.
Council Tax Band: D (£2238.51 payable)
The property is subject to probate which has been granted.

VIEWING

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

