



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| | 66 | | 86 |
| <small>EU Directive 2002/91/EC</small> England & Wales | | <small>EU Directive 2002/91/EC</small> England & Wales | |

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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

6 Jubilee Avenue, Cam, Dursley,
GL11 5JJ

Price Guide
£275,000



IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE PLUS DRIVEWAY, ENCLOSED REAR GARDEN, SPACIOUS LIVING/DINING ROOM WITH CONSERVATORY, KITCHEN, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM, POPULAR AND SOUGHT AFTER LOCATION, FRENCH DOORS TO GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZING. ENERGY RATING: D.

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6 Jubilee Avenue, Cam, Dursley, GL11 5JJ

SITUATION

The property is situated in the sought after location of Jubilee Avenue. This home is within a few minutes walk of open fields yet close to Cam village centre. In the centre of Cam there is a range of shops including Tesco supermarket, chemist, newsagent, public house, church, doctors and dentist surgeries. Dursley town centre also has a range of shopping facilities including Sainsburys Superstore, together with swimming pool and library. It is well placed for travel throughout the south west including the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. The Cam and Dursley railway station is located in Box Road and provides connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) continuing straight across at the first and second mini roundabouts. At the third mini roundabout take the second exit and continue down the incline taking the first turning on the left into Manor Avenue. Proceed across the speed humps in Manor Avenue towards the bottom of the hill. Turn left into Jubilee Avenue, proceed 100 meters and the property will be located on the right hand side.

DESCRIPTION

This property was constructed approximately thirty years ago and has been in the same ownership for over 10 years. This home is immaculately presented throughout and benefits from garage with drive parking for one vehicle to front with side access to the enclosed rear garden and patio. Internally, the property briefly comprises; kitchen, living/dining room, conservatory, three first floor bedrooms and shower room. Further benefits include double glazing and gas central heating.

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).

CANOPY PORCH

KITCHEN 3.32m x 2.16m (10'10" x 7'1")

Fitted kitchen with base and wall units, roll top laminate work surface over, space and plumbing for washing machine, stainless steel sink and drainer, electric oven and grill, hood over, under counter space for fridge and freezer, double glazed window and door to front, radiator.

LIVING/DINING ROOM 5.91m (max) x 4.31m narrowing to 3.31m (19'4" (max) x 14'1" narrowing to 10'10")

Double glazed French doors and window to rear, radiator, under stairs storage cupboard, stairs to first floor.

CONSERVATORY 3.11m x 1.71m (10'2" x 5'7")

Double glazed windows and door to garden, radiator.

ON THE FIRST FLOOR

LANDING

Airing cupboard with gas boiler, radiator, access to loft space, further storage cupboard.

BEDROOM ONE 3.32m x 2.42m (10'10" x 7'11")

Double glazed window to rear, radiator.

BEDROOM TWO 3.66m narrowing to 3.30m x 2.22m (12'0" narrowing to 10'9" x 7'3")

Double glazed window to front, radiator.

BEDROOM THREE 2.84m (max) x 2.22m (max) (9'3" (max) x 7'3" (max))

Double glazed window to rear, radiator, access to loft space.

SHOWER ROOM

Walk-in shower with rainfall mixer, low level wc, vanity wash hand basin, double glazed window to front, heated towel rail.

EXTERNALLY

To the rear of the property there is a flagstone patio, laid to lawn garden which is fully enclosed by wood panel fencing. To the front there is a laid to lawn garden, path to front door, INTEGRAL GARAGE (4.81m x 2.5m) which has electric door to front leading to driveway parking for one vehicle.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Council Tax Band: C (£1,989.79 payable).

The driveway to the side of the property is owned by a neighbour.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information.

AGENT NOTES TWO

The vendor has confirmed the following information:

Property is not in a flood risk area and has not flooded in the last 5 years.

That there are no Restrictions/covenants they are aware of.

The property is not in a conservation area.

The dormer windows are clad in uPVC.

The property has fibre broadband with a current speed of 38 mbps.

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.

