



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| <small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small> | | <small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | |
| <small>England & Wales</small> EU Directive 2002/91/EC | | <small>England & Wales</small> EU Directive 2002/91/EC | |

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12 Station Road, Cam,
GL11 5NR

Price Guide
£260,000



THREE BEDROOM END-TERRACED COTTAGE, GOOD SIZED REAR GARDEN WITH OUTBUILDING/SHED, OPEN PLAN MODERN KITCHEN/DINER, SEPARATE LIVING ROOM WITH CAST IRON FIREPLACE, DOWNSTAIRS BATHROOM, THREE FIRST FLOOR BEDROOMS, WITHIN WALKING DISTANCE OF LOCAL PUB AND AMENITIES, CHARACTERFUL VICTORIAN HOME WITH INDIVIDUAL DETAILING AND FEATURES. ENERGY RATING: E.

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12 Station Road, Cam, GL11 5NR

SITUATION

This characterful end terraced cottages is situated in Station Road and is within walking distance of a range of facilities including Tesco supermarket, doctors and dentist surgeries, public houses, church and primary school. The town of Dursley offers a wider range of facilities including Sainsbury's supermarket together with Rednock Comprehensive School, community centre/sports hall, library and swimming pool. Cam is well placed for travel throughout the south west via the A38 and M5/M4 motorway network. Cam and Dursley railway station provides services to Gloucester and Bristol and the national rail network.

DIRECTIONS

Proceed out of town in a northerly direction 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 proceed down the incline to the large roundabout by the Tesco store and take the third exit into Chapel Street. Continue along Chapel Street bearing left into Station Road and the property can be found after approximately 75m on the right hand side.

DESCRIPTION

This property has been in the same ownership for over 20 years. Historically, this row of cottages was used as accommodation for the nearby Cam Mill with multiple households occupying each property. Dating back to the late 19th Century, this cottage has been updated over the years and offers further potential for creating a characterful yet modernised home. The property has benefited from a single storey extension in previous years, creating a rear hallway and downstairs bathroom. The kitchen/dining room have been opened up to create a good sized-reception room with further living/reception two. The property briefly comprises; small entrance hallway, living room, kitchen/diner, rear hallway, bathroom and rear porch/utility room. On the first floor there are three bedrooms. The property is accessed via shared pathway which leads to front door, side of the property and rear garden. The rear garden has outbuilding/shed, patio and laid to lawn garden. On-street parking is available close-by.

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).

SMALL ENTRANCE HALLWAY

Double glazed front door, stairs to first floor.

LIVING ROOM 3.96m x 2.73m (max) (12'11" x 8'11" (max))

Double glazed window to front, cast-iron fireplace, radiator.

DINING ROOM 3.95m x 2.88m (max) (12'11" x 9'5" (max))

Double glazed window to front, radiator, under stair storage, opening into:

KITCHEN 3.66m x 2.12m (12'0" x 6'11")

Fitted kitchen with base and wall units, wooden work surfaces over, integrated under counter fridge and dishwasher, sunken Belfast sink, space for gas cooker with hood over, double glazed window to rear, door to:

REAR HALLWAY

Door to porch, door to:

BATHROOM

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

REAR PORCH/UTILITY

Space and plumbing for washing machine, windows and door to rear.

ON THE FIRST FLOOR

SMALL LANDING

BEDROOM ONE 4.10m x 2.91m (max) (13'5" x 9'6" (max))

Double glazed window to front, radiator.

BEDROOM TWO 4.10m x 2.78m (max) (13'5" x 9'1" (max))

Double glazed window to front, radiator, built in wardrobe with access to loft space.

BEDROOM THREE 3.81m x 2.12m (12'5" x 6'11")

Double glazed window to side, built in wardrobe plus airing cupboard with gas boiler, radiator.

EXTERNALLY

The property is accessed via shared pathway leading to front door. Side access leads to the rear garden with access shared with one adjoining neighbour. Steps lead to flagstone patio, outbuilding/shed, pond and laid to lawn garden.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: B (£1,741.06 payable).

AGENT NOTE TWO

The vendor confirms the following information:

One other property (attached neighbour, number 10 Station Road) has right of way access over the garden to access their garden.

The property is not listed.

No flooding in 20 years of living there.

No restrictions or covenant.

Not a conservation area.

No cladding .

Fibre broadband to premises.

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.

