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3 Rock Road, Cam,  
GL11 6LB

Asking Price  
**£265,000**



OFFERED WITH NO ONWARD CHAIN. THIS TWO BEDROOM BUNGALOW IS SITUATED IN A CONVENIENT LOCATION WITHIN WALKING DISTANCE TO LOCAL AMENITIES AND COUNTRYSIDE WALKS. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, KITCHEN, SHOWER ROOM, TWO BEDROOMS, FRONT AND REAR GARDENS, DRIVEWAY FOR TWO CARS. EPC: D

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## 3 Rock Road, Cam, GL11 6LB

### SITUATION

This semi-detached bungalow is situated at the beginning of Rock Road which is a well established area and is within easy walking distance of local facilities which include: convenience store, hairdressers, an award winning butcher and Cam Woodfield primary school. Cam village centre offers a Tesco supermarket, chemist, post office and other retailers, doctors and dentists surgeries and a 'Park and Ride' railway station in Box Road. The nearby town of Dursley offers a wider range of shopping facilities including: Sainsbury's supermarket, numerous independent retailers, library, swimming pool and Rednock comprehensive school.

### DIRECTIONS

If travelling from the centre of Dursley proceed out of town on the A4135 Kingshill Road, proceed towards Cam and at the third mini roundabout turn left into Woodfield Road and after four hundred metres turn right at the next mini roundabout, then immediately left and the property will be located after approximately one hundred and fifty metres on the left hand side.

### DESCRIPTION

This property has been in the same ownership for a number of years and has been maintained to a good standard. The accommodation is well proportioned having two good sized bedrooms, living/dining room with French doors backing onto the south-westerly facing garden. The kitchen is light and airy with views across to Stinchcombe woods. The garden is fully enclosed and has an outdoor store with plumbing for a washing machine. There is gated side access leading to the driveway which provides parking for at least two cars.

### 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 HALL

Having UPVC front door with double glazing and side panel, access to loft, radiator.

### LIVING ROOM 5.63m x 3.65m (18'5" x 11'11")

Having double glazed windows and French doors to garden, electric fireplace and radiator.

### KITCHEN 2.49m x 2.36m (8'2" x 7'8")

Having wall and base units, integrated electric hob and oven with extractor hood over, space for under counter fridge and freezer, recently added gas boiler, double glazed window, tiled splash back.

### BEDROOM ONE 3.01m x 2.96m (9'10" x 9'8")

Having built in mirrored wardrobes, double glazed window and radiator.

### BEDROOM TWO 2.95m (max) x 2.49m (max) (9'8" (max) x 8'2" (max))

Having radiator and double glazed window.

### SHOWER ROOM

Having low level WC, wash hand basin with pedestal, double walk-in shower cubicle, double glazed window, built in cupboard.

### EXTERNALLY

Having a nice sized patio area from the French doors, rear garden with lawn and vegetable/flower plot, various shrubs and flowers, wooden shed, outdoor storage cupboard with power and plumbing for washing machine, gated side access to front garden and driveway with car port providing parking for at least two cars.

### AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: B (£1,741.06).

Broadband: Believed to be cable connection.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

The property is subject to probate which has been granted.

### 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.

