



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

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50 Orchard Leaze, Cam, Dursley,
GL11 6HX

Offers In The Region
£460,000



A LOVELY FOUR BEDROOM FAMILY HOME WITH GARDEN AND VIEWS TOWARDS THE RIVER SEVERN. . ENTRANCE HALL, FOUR GROUND FLOOR BEDROOMS WITH SHOWER ROOM, LARGE FIRST FLOOR LIVING ROOM WITH PICTURE WINDOW WITH VIEWS, SEPARATE DINING ROOM, KITCHEN, BATHROOM/2ND WC, GARAGE, GOOD SIZE ATTRACTIVELY LAID OUT GARDENS, PARKING FOR 2/3 CARS, ENERGY RATING D.

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50 Orchard Leaze, Cam, Dursley, GL11 6HX

SITUATION

This spacious detached family home occupies a convenient position towards the head of the popular cul-de-sac of Orchard Leaze and has outstanding views towards the River Severn. The property is within walking distance of a local parade of shops, which include convenience store, award winning butchers and hairdressers. Cam and Woodfield Primary School with also within walking distance along with a number of country walks including the beauty spot of Stinchcombe Hill and Leaf and Ground cafe/garden centre. Both Cam and Dursley are within a five minute drive and each offer a range of independent retailers and supermarkets. Dursley also has Rednock comprehensive school, swimming pool, library and hospital and both centres also have doctors and dentists surgeries, Cam park and ride railway station has regular services to Gloucester and Bristol with onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road. At the second mini-roundabout take the first exit signposted Wotton-under-Edge and after approximately half a mile turn right before the former Yew Tree Inn into The Quarry and continue for approximately 300m turning left into Orchard Leaze. Proceed towards the head of the cul-de-sac and number 50 can be found on the right hand side.

DESCRIPTION

This spacious and versatile house has been in the same ownership for a number of years and the current owners have converted the original garage into part of the living accommodation and put a further garage to the side and rearranged the accommodation to make the most of the outstanding views towards the River Severn. The property stands in a good size plot with attractive lawned garden and patio. The accommodation is accessed via entrance porch leading to entrance hall. On the ground floor there is master bedroom, second double bedroom, both the third and fourth bedrooms are good size singles. On the upper ground floor there is an attractive landing leading to spacious L-shaped living room with picture windows to front, separate dining room, fitted kitchen and bathroom/second WC. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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 PORCH

Having double glazed front door leading to:

ENTRANCE HALL

Having radiator, understairs storage cupboard and double glazed door.

BEDROOM ONE 4.14m x 3.37m (13'6" x 11'0")

Having double glazed window to front, radiator, two double built-in wardrobes.

BEDROOM TWO 4.75m x 2.23m (15'7" x 7'3")

Having double glazed windows to front and side, radiator.

BEDROOM THREE 2.97m x 2.45m (9'8" x 8'0")

Having double glazed window to front, radiator.

BEDROOM FOUR 2.46m x 1.89m (8'0" x 6'2")

Having double glazed window rear, radiator.

SHOWER ROOM

Having shower cubicle with mixer shower, low level WC, wash hand basin, double glazed window.

ON THE FIRST FLOOR

LANDING

Having radiator, access to loft space, glazed door to rear garden.

LIVING ROOM 6.1m (narrowing to 3.33m) x 4.9m (narrowing to 2.9 (20'0" (narrowing to 10'11") x 16'0" (narrowing to)

Having two double glazed picture windows to front, double glazed window to side, patio door to rear garden, two radiators.

DINING ROOM 3.94m x 2.71m (12'11" x 8'10")

Having double glazed windows to side and rear, radiator.

KITCHEN 3.98m x 2.17m (widening to 2.95m) (13'0" x 7'1" (widening to 9'8"))

Having a range of wall, tall and base units with one and a half single drainer sink unit, inset ceramic hob with cooker hood over, built-in oven, plumbing for washing machine, built-in cupboard housing gas central heating boiler supplying radiator central heating and domestic hot water, double glazed windows to front and side.

BATHROOM

Having panelled bath with mixer/shower over, low level WC, wash hand basin, airing cupboard hot water storage tank, double glazed window.

EXTERNALLY

To the front of the property there is a tarmac in/out driveway with parking space for two/three cars, the front garden is bound by low boundary wall with shrubs and tarmac driveway leading to GARAGE 7.53m x 2.76m having up-and-over door and personal door to garden. The side garden is bound by low boundary wall with shrub and tree and extensively laid to lawn with rose borders, SUMMERHOUSE, attractive patio area having views over rooftops towards the River Severn beyond.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: E (£2735.96 payable).

There is a restriction that no caravans should be parked on the site.

Broadband: Overground wired.

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

There is a water & sewage easement copies available with the land registry entry.

VIEWING

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

