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11 Knapp Lane, Cam,  
GL11 5LS

Asking Price  
**£450,000**



TWO BEDROOM DETACHED BUNGALOW SET CENTRALLY IN A LARGE PLOT. THE PROPERTY OFFERS LOTS OF POTENTIAL FOR EXTENSION AND DEVELOPMENT SUBJECT TO PLANNING PERMISSION. THE ACCOMMODATION IS OF A GOOD SIZE AND BRIEFLY COMPRISES; LOUNGE/DINER, KITCHEN, TWO DOUBLE BEDROOMS, WC, BATHROOM, CONSERVATORY. EXTERNALLY THERE IS A SINGLE GARAGE AND LARGE WRAP AROUND GARDEN. EPC: E

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# 11 Knapp Lane, Cam, GL11 5LS

## SITUATION

This detached bungalow is situated in a popular location which is within walking distance of Cam village centre. The village amenities include: Tesco supermarket, post office, café, doctor and dentist surgeries. The village also benefits from 'Park and Ride' railway station in Box Road. Cam has a choice of three primary schools, and secondary schooling can be found in the adjoining town of Dursley which has a wider range of facilities including Sainsbury's supermarket, a good range of local retailers, swimming pool, gym, sports hall and library. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway 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 second exit and continue to the bottom of the incline taking the first exit at the roundabout opposite Tesco and proceed through Cam High Street for a further two hundred metres taking the first turning on the left into Knapp Lane and continue up the incline for approximately 100 metres and the property will be found on the left hand side up the tarmac driveway.

## DESCRIPTION

This property has been in the same ownership for a number of years and has been loved and well maintained by the current owner. Once having three bedrooms, the current owner remodelled the 3rd bedroom to create an open plan lounge/diner at the front of the property with a further kitchen/breakfast room. There are two double bedrooms, a separate WC and bathroom with a small conservatory at the back to allow enjoyment of the garden in all weathers. The garden is of a substantial size, wrapping around the property with lots of potential for extension and development subject to planning permission. There is parking for a number of vehicles and a garage and workshop.

## 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).

## VERANDA

Having steps up to front door with attractive veranda. Front door leading to:

## LOUNGE 4.61m x 3.47m (15'1" x 11'4")

Having dual aspect double glazed windows, gas fire with brick surround, opening to:

## DINING ROOM 3.48m x 3.02m (11'5" x 9'10")

Having radiator, double glazed window, door to front.

## KITCHEN 3.86m x 3.64m (12'7" x 11'11")

Having wall and base units with counter top over, integrated cooker and hob with extractor over, space and plumbing for washing machine, one and a half bowl sink with mixer tap, space for fridge freezer, boarded fireplace, double glazed window, radiator.

## INNER HALL

Having storage cupboard housing floor mounted boiler, single glazed window.

## BEDROOM ONE 3.48m x 3.02m (11'5" x 9'10")

Double glazed window, radiator.

## BEDROOM TWO 2.89m x 2.71m (9'5" x 8'10")

Having double glazed window, radiator.

## WC

Having low level WC, wash hand basin with pedestal, double glazed window, part tiled wall.

## BATHROOM

Having low level WC, wash hand basin with pedestal, panel bath with electric shower over, double glazed window, part tiled wall, shaver point.

## PORCH

Single glazed conservatory with outdoor storage cupboard.

## EXTERNALLY

The property is set centrally in the plot with large raised patio and garden surrounding the property. There is a long tarmac driveway to the side of the property leading to a single garage and workshop. There is a greenhouse and rose garden section at the back of the plot and large substantial shrubs and bushes to the side.

## AGENT NOTES

The property is an unregistered title although we assume it to be Freehold.

Services: All mains services are believed to be

connected.

Council Tax Band: 'D' (£2,238.51 payable).

Broadband: Asymmetric Digital Subscriber Line

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 applied for

## 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.

