



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [81-91] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [81-91] <b>A</b>	
[61-80] <b>B</b>		[61-80] <b>B</b>	
[41-60] <b>C</b>		[41-60] <b>C</b>	
[21-40] <b>D</b>		[21-40] <b>D</b>	
[1-20] <b>E</b>		[1-20] <b>E</b>	
[91-100] <b>F</b>		[91-100] <b>F</b>	
[0-10] <b>G</b>		[100] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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7 Westend, Cam,  
GL11 6JD

Price Guide  
£500,000



DETACHED TWO BEDROOM (FORMERLY THREE) BUNGALOW WITH AMPLE PARKING PLUS GARAGE, TUCKED AWAY POSITION IN SOUGHT AFTER CUL-DE-SAC, MODERNISED AND UPDATED THROUGHOUT, WRAP AROUND GARDENS WITH PLEASANT AND ELEVATED SEATING AREA, ENTRANCE HALLWAY, TWO DOUBLE BEDROOMS, FAMILY BATHROOM, CLOAKROOM WITH UTILITY CUPBOARD, L SHAPED LIVING/DINING ROOM, SPACIOUS KITCHEN WITH BREAKFAST BAR. ENERGY RATING: E.

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## 7 Westend, Cam, GL11 6JD

### SITUATION

The property is located in a tucked away position on a cul de sac in the sought after area of Westend and is within walking distance of a small range of shops, including: mini-market, hairdressers, butchers shop, and Cam Woodfield Primary School. The newly established Leaf & Ground cafe and organic shop is within close proximity offering fresh local produce. Cam has a wider range of facilities including: Tesco supermarket and a 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol. Dursley town offers a more comprehensive range of retailers along with Sainsbury's supermarket, library, leisure centre and eighteen hole golf course. Commuting to the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and the M4/M5 motorway network.

### DIRECTIONS

From Dursley town centre, proceed out of the town in a north westerly direction on the A4135, continuing straight across at the first mini roundabout, at the second mini roundabout take the first exit onto the B4066 and continue for approximately half a mile and as the road bears round by the former Yew Tree public house, turn right into The Quarry and proceed, passing Orchard Leaze on your left, continue passed the little Chapel on your right. taking the next turning into Westend on the left, continue down the small incline and number 7 can be found straight ahead and slightly to the right.

### DESCRIPTION

This property has been in the same ownership for approximately 25 years with the current owners carrying out extensive updating and modernisation throughout. The current owners have turned the third bedroom into a separate cloakroom with utility cupboard, still leaving two generous size double bedrooms. There is an L shaped living/diner with numerous windows overlooking the surrounding gardens and separate spacious high quality kitchen with granite work surfaces and breakfast bar. The property was recently externally rendered and is immaculately presented throughout. The plot and

gardens are a particular feature alongside the tucked away position, with ample driveway parking on the resin driveway and garage. The gardens are to all sides of the property with pleasant seating areas enjoying this lovely tucked away bungalow.

### 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 HALLWAY

Double glazed front door, radiator, access to loft space.

#### LIVING ROOM 5.05m x 3.34m (16'6" x 10'11")

Double glazed window to side, double glazed French doors to rear, radiator, opening into:

#### DINING ROOM 2.63m x 2.45m (8'7" x 8'0")

Double glazed window to rear, radiator.

#### KITCHEN/BREAKFAST ROOM 4.96m narrowing to 3.53m x 4.79m (16'3" narrowing to 11'6" x 15'7'6")

Fitted kitchen with base and wall units, granite work surfaces over, space for large gas oven, breakfast bar, sunken Belfast sink, integrated under counter fridge and freezer, integrated dishwasher, two radiators, double glazed window to side and rear, double glazed door to side.

#### BEDROOM ONE 4.00m x 2.94m (13'1" x 9'7")

Double glazed window to front, radiator.

#### BEDROOM TWO 4.29m (max) x 2.34m (14'0" (max) x 7'8")

Double glazed window to side, radiator, fitted wardrobes and storage.

### BATHROOM

Bath with separate shower cubicle and electric shower, combination wc and wash hand basin, heated towel rail, double glazed window to side.

### CLOAKROOM

Low level wc, wall mounted wash hand basin, double glazed window to side, airing cupboard with gas boiler and space and plumbing for washing machine.

### EXTERNALLY

The property is accessed via long driveway leading to DETACHED GARAGE. The gardens to the side and front are laid to lawn with various shrubs and flowers with a raised decking/seating area to front providing a pleasant outlook over the gardens. There is a further hardstanding patio to rear and access to front.

### AGENTS NOTE

Tenure: Freehold.  
All mains services are believed to be connected.  
Council Tax Band: E (£2735.96 payable).  
Broadband: Fibre to the Premises  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### 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.

