



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (93-100) A (81-92) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
64	69		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

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35a Cam Green, Cam,
GL11 5HL

Asking Price
£450,000



FOUR BEDROOM DETACHED HOUSE IN SEMI-RURAL LOCATION CLOSE TO OPEN FIELDS, ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, GOOD SIZE BAY FRONTED LIVING ROOM, SEPARATE DINING ROOM, KITCHEN, GOOD SIZE UTILITY ROOM, FOUR FIRST FLOOR BEDROOMS, WET ROOM/2ND WC, OFF ROAD PARKING, GARAGE, GARDEN. ENERGY RATING: D

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35a Cam Green, Cam, GL11 5HL

SITUATION

The property is situated in the attractive sought after semi-rural location of Cam Green. 35a overlooks the road and fields beyond and backs onto a smallholding. The property is within a short walk of Cam Peak and Cam Longdown, which provide a range of country walks including the Cotswold Way. The village of Cam with just a few minutes drive where there is a range of facilities including Tesco supermarket, independent retailers, doctors and dentists surgeries. Cam also has a choice of three Primary Schools. Dursley town is within five minutes drive which provides a wider range of facilities including Sainsburys supermarket, independent retailers, comprehensive school, sports hall, swimming pool and 18 hole golf course. Cam Green is well place for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the M5/M4 motorway network. The village has a Park and Ride railway station with onward connections to National Rail Network.

DIRECTIONS

If travelling from Dursley town centre proceed out of town in a North Westerly direction on the A4135 Kingshill Road turning right just after the Fire Station into Kingshill Lane. Proceed down the incline bearing right into Church Road and continue bearing left into Hopton Road. Proceed passing Cam Hopton school on the left hand side and continue for 200m taking the next turning on the right into Upthorpe. Continue through Upthorpe into Cam Green, proceeding for approximately 700m and number 35a will be found on the left hand side.

DESCRIPTION

This four bedroom detached house was constructed approximately 35 years ago and is situated in a popular semi-rural location close to open fields and has views from the first floor at the rear towards the Welsh Hills and a field and the escarpment to the front. The accommodation is accessed via entrance porch leading to entrance hall, there is a cloakroom/WC, bay front living room, separate dining room, good size kitchen opening into large utility room. On the first floor there are four reasonable sized bedrooms along with wet room/second WC. Externally the property is accessed via tarmacadam driveway with parking space for two/three cars leading to garage. There is pedestrian access to either side of the property to the rear garden which has spacious patio area and small lawn.

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 tiled floor, wooden front door leading to:

ENTRANCE HALL

Having stairs to first floor, radiator, understairs storage cupboard.

CLOAKROOM

Having wash hand basin and WC.

LIVING ROOM 5.5m (narrowing to 1.78m) x 3.89m (18'0" (narrowing to 5'10") x 12'9")

Having stone effect fireplace with gas fire, wooden double glazed window to side, square wooden double glazed bay window to front, 4 wall light points, double radiator, double doors leading to:

DINING ROOM 4.04m x 3.14m (13'3" x 10'3")

Having patio doors to rear, double radiator, 3 wall light points.

KITCHEN 3.17m x 3.006m (10'4" x 9'10")

Having a range of wood fronted wall and base units with laminated work surfaces over, inset one and a half bowl single drainer sink unit, gas cooker point, double radiator, double glazed wooden window to rear and opening to:

UTILITY ROOM 2.98mx 2.61m (9'9"x 8'6")

Having wooden double glazed window to rear, part glazed door to side, range of wall, tall and base units, plumbing for washing machine, wall mounted gas boiler supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

Having airing cupboard housing hot water storage tank.

BEDROOM ONE 3.91m x 3.28m (12'9" x 10'9")

Having wooden double glazed window to front, radiator.

BEDROOM TWO 3.28m x 3.03m (narrowing to 2.39m) (10'9" x 9'11" (narrowing to 7'10"))

Having wooden double glazed window to rear, radiator, built-in wardrobe.

BEDROOM THREE 3.04m x 2.97m (including wardrobe) (9'11" x 9'8" (including wardrobe))

Having wooden double glazed window to the front with view, radiator and fitted wardrobe.

BEDROOM FOUR 3.03m x 3.02m (9'11" x 9'10")

Having wooden double glazed window to rear, radiator.

WET ROOM

Having pedestal wash hand basin, WC, wet room flooring, mixer/shower, radiator.

EXTERNALLY

To the front of the property the garden is bound by walling with tarmacadam driveway and parking space for two/three cars leading to DETACHED GARAGE 4.97m x 2.74m having up-and-over door. The front garden is laid to lawn with flower borders, shrubs and ornamental tree. Pedestrian access leads to either side of the property to the rear garden with good size patio area, small lawn, GREENHOUSE and is bound to the rear by hedging.

AGENT NOTES

Tenure: Freehold

Services: All mains services are connected. Gas fired radiator central heating.

Council Tax Band: F (£3,265.00 payable).

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Probate granted

VIEWING

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

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.

