



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Possible	Current	Possible
<small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

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9 The Vennings, Cam,  
GL11 5NQ

Price Guide  
£180,000



THIS TIDY ONE BEDROOM HOUSE IS LOCATED WITHIN WALKING DISTANCE TO LOCAL AMENITIES AND IS WELL SITUATED FOR ACCESS TO THE TRAIN STATION AND A38. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE PORCH, LIVING/DINING ROOM, KITCHEN, FIRST FLOOR BEDROOM AND BATHROOM. THERE IS A REAR PATIO GARDEN, RAISED FRONT GARDEN AND TWO ALLOCATED PARKING SPACES. EPC: D

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## 9 The Vennings, Cam, GL11 5NQ

### SITUATION

The Vennings is a popular small cul-de-sac development of similar style properties. It is ideally situated within walking distance of a range of facilities including Tesco supermarket, post office, doctors and dentist surgeries, a church, and a public house. Cam and Dursley 'park and ride' railway station is situated in the nearby Box Road with regular services to Gloucester and Bristol together with onward connections to the national rail network. It is also well placed for travel throughout the South West via the A38 and M5/M4 motorway network.

### DIRECTIONS

Travelling from Dursley out of town on the A4135 Kingshill Road continuing past the parade of shops on your left hand side and at the mini-roundabout bear right and proceed down Cam Pitch. Take the first exit at the mini-roundabout into High Street. Continue along High Street passing the large Horse Chestnut tree and as you go around the right hand bend The Vennings is the 2nd turning on the right. As you enter into the development number 9 is in front of you with parking on the left.

### DESCRIPTION

This property has been in the same ownership for over 30 years and has been lovingly maintained by the current owner. The property would be ideal for a first time buyer or buy-to-let investors. The accommodation comprises: Entrance porch, living room, kitchen, first floor bedroom and bathroom. The garden is low maintenance and there are two allocated parking spaces near by.

### 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 UPVC windows and door leading to;

### LOUNGE/DINING ROOM 3.68m x 3.31m (12'0" x 10'10")

Having radiator, gas fire, double glazed window, stairs to first floor with under-stair storage.

### KITCHEN

Having wall and base units with counter top over and tiled splash back, space and plumbing for washing machine, under counter fridge, stainless steel sink with mixer tap, integrated gas hob with electric oven and extractor hood, double glazed window and door leading to garden.

### FIRST FLOOR LANDING

Having access to the loft.

### BEDROOM 3.30m x 2.69m (10'9" x 8'9")

Having radiator, double glazed window, storage cupboard.

### BATHROOM

Having low level WC, wash hand basin with pedestal, bath with electric shower over, part tiled wall, double glazed Velux window, radiator, airing cupboard housing Vaillant gas combination boiler.

### EXTERNALLY

At the rear is a fully enclosed patio garden with outdoor storage unit, gate providing pedestrian rear access to the parking and front. At the front of the property is a raised flower border and there are two allocated parking spaces nearby.

### AGENT NOTES

Tenure: Freehold  
Services: All mains services are believed to be connected.  
Council Tax Band: A (£ 1,492.35).  
Rights of way?  
Listed?  
Flood risk area and flooded in last 5 years?  
Restrictions/covenants?  
Conservation area?  
Cladding?

Broadband: Fibre to the Premises / Fibre to the Cabinet / 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

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.

Delete if appropriate -

Leasehold term: ??? years (??? years remaining).

Service Charge: £??? Reviewed: ???

Ground rent: £??? Reviewed: ???

Fire regulations for high-rise flats???

### 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

