



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-92 (A)		Very environmentally friendly - lower CO ₂ emissions 82-91 (A)	
81-84 (B)		81-81 (B)	
77-80 (C)		77-80 (C)	
73-76 (D)		73-76 (D)	
69-72 (E)		69-72 (E)	
65-68 (F)		65-68 (F)	
61-64 (G)		61-64 (G)	
57-60 (G)		57-60 (G)	
53-56 (G)		53-56 (G)	
49-52 (G)		49-52 (G)	
45-48 (G)		45-48 (G)	
41-44 (G)		41-44 (G)	
37-40 (G)		37-40 (G)	
33-36 (G)		33-36 (G)	
29-32 (G)		29-32 (G)	
25-28 (G)		25-28 (G)	
21-24 (G)		21-24 (G)	
17-20 (G)		17-20 (G)	
13-16 (G)		13-16 (G)	
9-12 (G)		9-12 (G)	
5-8 (G)		5-8 (G)	
1-4 (G)		1-4 (G)	

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.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

28 Draycott, Cam,
GL11 5LL

Offers Over
£300,000



SPACIOUS SEMI-DETACHED HOUSE OFFERING VERSATILE ACCOMMODATION. ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY/CONSERVATORY, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, BATHROOM/2ND WC, PARKING, GOOD SIZE LOW MAINTENANCE GARDEN, MUST BE SEEN. ENERGY RATING: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



28 Draycott, Cam, GL11 5LL

SITUATION

The property is situated close to the centre of Cam Village, which offers a growing range of services including Tesco's supermarket, independent retailers, doctors and dentist surgeries. The property is within a short drive of the A38 and the Park and Ride Railway Station in nearby Box Road, which provides regular services to Gloucester and Bristol and onward connections to the national rail network. Cam village has a choice of three primary schools and the old market town of Dursley sits on the edge of the Cotswold escarpment and offers secondary schooling at Rednock Comprehensive School along with a wider range of shopping facilities including Sainsbury's supermarket. Recreational facilities include swimming pool, sports centre and golf course at Stinchcombe Hill.

DIRECTIONS

From Dursley town centre, proceed in a north westerly direction on the A4135 until reaching Cam village. At the roundabout with Tesco's directly in front of you, take the first exit into Cam High Street and proceed through the High Street and continue into Draycott and the property will be found the right hand side approximately 100 metres past the turning to Manor Avenue.

DESCRIPTION

The property was constructed approximately 90 years ago with red brick bay fronted elevations under a tiled roof. The property has later had a single storey extension of utility/conservatory and the accommodation briefly comprises, entrance hall leading into what was two separate reception rooms and has now been made into lounge/diner, this in turn gives access to kitchen with room for breakfast table, again this in turn leads to large utility/conservatory with WC off. On the first floor there are three bedrooms along with family bathroom. To the front of the property is parking with pedestrian access to the side of the property to the rear garden, which extends to approximately 150 feet and has been made into an attractive low maintenance garden with greenhouse 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).

ENTRANCE HALL

Having double glazed front door, radiator and stairs to first floor.

LOUNGE/DINING ROOM 7.89m x 3.35m (25'10" x 10'11")

Having double glazed bay window to front, two radiators, two feature former fireplaces, double glazed window to rear and opening to:

KITCHEN/BREAKFAST ROOM 3.76m x 2.71m (12'4" x 8'10")

Having a range of wall and base units with laminated work surfaces over, stainless steel single drainer sink unit, double radiator, under stairs storage cupboard, double glazed window to side and electric cooker point.

UTILITY/CONSERVATORY 4.13m narrowing to 3.2m x 2.54m (13'6" narrowing to 10'5" x 8'3")

Having stainless steel single drainer sink unit, plumbing for washing machine and double glazed patio doors to rear garden.

CLOAKROOM

Having WC and double glazed window to side.

ON THE FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE 3.64m plus wardrobes x 3.39m (11'11" plus wardrobes x 11'1")

Having double glazed window to front, a range of built in wardrobes, Valiant combi boiler supplying radiator central heating and domestic hot water.

BEDROOM TWO 3.9m x 2.64m (12'9" x 8'7")

Having double glazed window to rear.

BEDROOM THREE 2.76m x 1.84m (9'0" x 6'0")

Having double glazed window to rear.

BATHROOM

Having low level suite comprising pedestal wash hand basin, WC, panelled bath with mixer shower tap and double glazed window to side.

EXTERNALLY

To the front of the property there is hard standing for one/two cars. A pedestrian gate at the side of the property leads to the rear garden with patio area immediately outside the utility/conservatory and the garden extends to in excess of 150 feet with attractive low maintenance pebble area, path stepping stones, clematis and flower border. Further seating area with BBQ and the garden continues to large GREENHOUSE and WORKSHOP (4.7m x 2.64m) having power and light.

AGENT NOTES

Tenure: Presumed freehold, however, unregistered title. All mains services are connected. Gas fired radiator central heating. Council Tax Band: 'B' (£1,741.66 payable). Broadband: Overhead/underground wire (not fibre currently). For mobile signal and wireless broadband: Please see 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.

