



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating                                      |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| Very energy efficient - lower running costs<br>[85-92] <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>[82-91] <b>A</b> |           |
| [81-84] <b>B</b>  |           | [81-81] <b>B</b>  |           |
| [69-80] <b>C</b>  |           | [69-80] <b>C</b>  |           |
| [55-68] <b>D</b>  |           | [55-68] <b>D</b>  |           |
| [39-54] <b>E</b>  |           | [39-54] <b>E</b>  |           |
| [21-38] <b>F</b>  |           | [21-38] <b>F</b>  |           |
| [1-20] <b>G</b>   |           | [1-20] <b>G</b>   |           |
| Not energy efficient - higher running costs                     |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                     |           |
| <b>79</b>   | <b>57</b> |   |           |

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.

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.

1 Garage Villas, Cambridge,  
GL2 7AL

Price Guide  
£475,000



DEVELOPMENT OPPORTUNITY FOR SEMI-DETACHED HOUSE PLUS PLOT, THREE BEDROOM SEMI-DETACHED HOME WITH PLANNING PERMISSION FOR FOUR BEDROOM DETACHED HOUSE PLUS GARAGE, VILLAGE SETTING BACKING ONTO OPEN FIELDS TO REAR AND SET BACK FROM ROAD, OVER THIRD ACRE PLOT WITH AMPLE DRIVEWAY PARKING CURRENTLY, FRONT SIDE AND REAR GARDENS, STUNNING VIEWS TO REAR.  
ENERGY RATING: D.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 1 Garage Villas, Cambridge, GL2 7AL

## SITUATION

1 Garage Villas is situated on the charming hamlet of Cambridge and is accessed via a short lane serving a handful of properties. The property is set away from the road and backs on to open fields. The sought after adjoining village of Slimbridge has its own primary school, village post office and the village is located close to the famous Wetlands Trust founded by Sir Peter Scott. The adjoining village of Cam is two miles distant and has Tesco supermarket along with 'park and ride' railway station with regular connections to the National Rail Network. Dursley town which is approximately three miles distant has Sainsbury's supermarket and a range of local traders. The A38 provides onwards connections to the M5 and M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance.

## DIRECTIONS

This property is located just over 3 miles from Junction 13 on the M5 motorway. Exit the M5 on Junction 13 and take the turning on the roundabout onto the A419 signposted "Berkeley/Dursley/Sharpness A38". Proceed in a North-Westerly direction and at the next roundabout, take the first exit onto the A38. Proceed 2.5 miles, entering into Cambridge and passing the 40 mph speed limit sign, take the next left and the property will be located straight ahead and is the right hand property of the two semi's.

## DESCRIPTION

This property has been in the same ownership for many years and is situated in a pleasant position backing onto open fields, being set back from the road and having stunning panoramic views to rear. This three bedroom semi-detached home occupies over a 1/3 acre plot with long driveway, large garage and gardens to front side and rear. Planning permission has been obtained to build a four bedroom detached home in the garden, removing the existing garage and creating a new garage to front with parking. The existing property briefly comprises; entrance hallway, living room, dining room, kitchen and downstairs bathroom. On the first floor there are three double bedrooms. The property is connected to all mains services and is offered to the market with no onward chain.

## 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, stairs to first floor.

**LIVING ROOM** 3.88m (max into bay) x 3.81m (12'8" (max into bay) x 12'5")

Double glazed bay window to front, radiator.

**DINING ROOM** 3.93m (max) x 2.97m (max) (12'10" (max) x 9'8" (max))

Double glazed window to side, radiator.

**KITCHEN** 2.96m x 2.82m (9'8" x 9'3")

Fitted kitchen with base and wall units, roll top laminate work surface over, electric oven and grill with gas hob and extractor over, composite sink and drainer, space and plumbing for washing machine, integrated tall fridge freezer, double glazed window to rear, storage cupboard, door to:

## SIDE HALLWAY

Double glazed door to side, radiator, door to:

## BATHROOM

Bath with shower off tap, low level wc, wash hand basin with pedestal, double glazed window to side and rear, radiator, airing cupboard with gas boiler (boiler understood to be not in working condition).

## ON THE FIRST FLOOR

## LANDING

Access to loft space which has ladder, is part boarded and insulated.

**BEDROOM ONE** 4.98m x 3.62m (max) (16'4" x 11'10" (max))

Two double glazed windows to front, two radiators.

**BEDROOM TWO** 3.12m x 3.00m (max) (10'2" x 9'10" (max))

Double glazed window to rear with far reaching views over fields, radiator.

**BEDROOM THREE** 2.95m x 2.83m (9'8" x 9'3")

Double glazed window to rear with far reaching views over fields, radiator.

## EXTERNALLY

The property is accessed via shared driveway to front leading to large driveway providing parking for a number of vehicles leading to LARGE GARAGE. There are front side and rear laid to lawn gardens totalling over 1/3 acre with shrubs, trees, shed and the rear gardens are enclosed by wooden fencing.

## AGENTS NOTE

Tenure: Freehold.

Mains water, gas and electricity are believed to be connected.

The property is connected to a septic tank of the adjoining truck yard site. There is a septic tank in the garden which the property was previously connected to. Investigations into this should be conducted by a buyer on the condition and suitability. The truck yard site is willing to allow a new purchaser use of their septic tank for 6 months after the completion date for the existing connection only. Planning reference number: S.22/0912/FUL via SDC planning website.

Council Tax Band: C (£2037.77 payable).

Broadband is not currently at the property (please enquiry as to what broadband would be available).

## AGENTS NOTE TWO

No uplift clause will apply to this property if the existing planning permission is utilised.

There is an uplift clause which will come into effect if planning permission is granted for three or more new properties on this site. The uplift charge will be for 50% of the value for each new property.

The current owners had planning permission refused for two semi-detached properties in the garden but believe this could be a possibility for future purchases. If planning permission were to be obtained for two properties in the garden, the uplift clause would not come into effect. It would only come into effect if planning permission were to be obtained for three or more new properties.

## 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.

