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12 St. Georges Close, Upper Cam,  
GL11 5PH

Asking Price  
**£475,000**



SPACIOUS DETACHED HOUSE IN EXTREMELY POPULAR CUL-DE-SAC LOCATION, ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, THROUGH LIVING ROOM, SPACIOUS DINING ROOM, KITCHEN, UTILITY ROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM/SECOND WC, GAS CENTRAL HEATING, DOUBLE GLAZING, DOUBLE GARAGE, OFF ROAD PARKING, ATTRACTIVELY LAID OUT GARDENS, MUST BE SEEN.  
ENERGY RATING D

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 12 St. Georges Close, Upper Cam, GL11 5PH

## SITUATION

This detached house is located in the extremely popular St Georges Close area of Upper Cam. The property is situated midway between Cam and Dursley centres being close to open countryside and a range of walks, including The Cotswold Way, Cam Peak and Cam Long Down. Cam village has a Tesco supermarket along with a range of local retailers and has a choice of three Primary Schools. There is also a 'Park and Ride' railway station in Box Road, Cam. Within walking distance of the property is Rednock Comprehensive School along with The Vale Hospital. Dursley town has a wider range of shopping facilities including: Sainsbury's supermarket, library, sports hall and swimming pool. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre, proceed out of town in a north westerly direction on the A4135 taking the second turning on the right just past the Fire Station and proceed down the incline passing the turning for The Vale Hospital on the right and continue, as the road bears round to the right into Church Road proceed for approximately 300 metres turning left into St Georges Close and the road bears to the left and then to the right. Number 12 can be found towards the head of the cul-de-sac on the right hand side.

## DESCRIPTION

12 St Georges Close is situated in this quiet tucked away location in the extremely popular area of Upper Cam. The property has been in the same ownership for a number of years and the accommodation was extended into the former garage to make a further reception room and a double garage added to the front of the property. The accommodation is well laid out and is entered via good size porch leading to entrance hall, there is a spacious through living room with patio doors leading to the rear garden, kitchen with oven and hob, adjoining utility room, cloakroom/second WC and as previously mentioned spacious dining room, which was formerly the integral garage. On the first floor there are three good size bedrooms along with family bathroom. Externally a tarmac driveway provides two parking spaces in front of the double garage and pedestrian access leads to patio area/front garden, which is enclosed and private with path to the side and leading onto the attractive rear garden. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

## 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 front door with double glazed windows to front and side, tiled floor and vaulted ceiling, leading to:

## ENTRANCE HALL

Having radiator, stairs to first floor.

## CLOAKROOM

Having wash hand basin and WC.

## LOUNGE 6.55m x 3.48m (21'5" x 11'5")

A pleasant through room having reconstituted fireplace with woodburner, patio doors to rear, double glazed windows to front and side, radiator.

## DINING ROOM 4.61m x 2.43m (15'1" x 7'11" )

Having double glazed windows to front and side, two radiators.

## KITCHEN 3.33m x 3m (10'11" x 9'10")

Having an attractive range of wood fronted Oak shaker style units, inset one and a half bowl single drainer sink unit, glazed display cabinet, built-in electric oven, ceramic hob, cooker hood.

## UTILITY 2.43m x 1.78m (7'11" x 5'10")

Having a range of wall units, work surface, double glazed door to side, plumbing for washing machine, radiator, gas boiler supplying radiator central and domestic hot water.

## ON THE FIRST FLOOR

## LANDING

Having access to loft space, airing cupboard housing hot water storage tank, double glazed window to rear.

## BEDROOM ONE 4m x 3.39m (13'1" x 11'1")

Double glazed window to rear, radiator, mirror fronted triple wardrobes.

## BEDROOM TWO 4.24m x 2.39m (13'10" x 7'10")

Having under eaves storage cupboards, double glazed window to side, radiator.

## BEDROOM THREE 3.62m x 2.45m (11'10" x 8'0" )

Having two under eaves storage cupboards, double glazed window to side, radiator.

## BATHROOM

Bath with electric shower over, wash hand basin, WC, double glazed window, radiator.

## EXTERNALLY

To the front of the property a tarmac driveway provides parking space for two cars leading to DETACHED DOUBLE GARAGE 5.51m x 5.49m having two up-and-over doors. Pedestrian access leads to the side of the property to the front enclosed garden which has shrub border, gravel seating area and palm tree. A pathway continues to the side of the property with open sided covered area beside the utility door leading onto the rear garden, which is enclosed extensively with beech hedging and has paved patio area, apple tree, shrubs, flower borders and gravel seating area.

## AGENT NOTES

Tenure: Freehold

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

Council Tax Band: D (£2238.50 payable).

The property is subject to Probate, which has been granted.

Broadband: Fibre to the property.

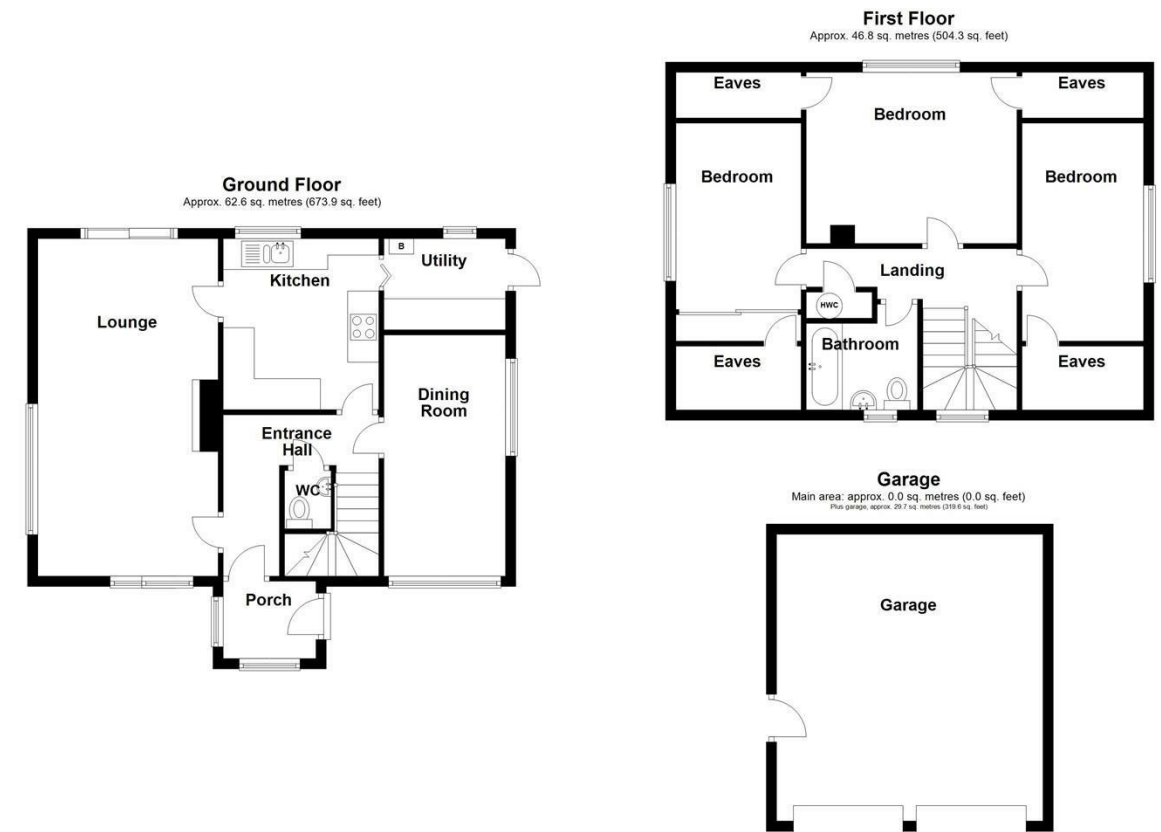
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.



Main area: Approx. 109.5 sq. metres (1178.2 sq. feet)  
Plus garage, approx. 29.7 sq. metres (319.6 sq. feet)  
**12 St. Georges Close, Cam, Dursley, GL11 5PH**

