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1 Beyon Drive, Cam,
GL11 5JW

Price Guide
£375,000



BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE IN A POPULAR CUL-DE-SAC. MODERN AND CONTEMPORARY DECOR THROUGHOUT AND COMPLETELY READY TO MOVE IN. LARGER THAN AVERAGE GARDEN AND GARAGE PROVIDING THE PERFECT SPACE FOR A FAMILY. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, KITCHEN/DINER, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM AND GARAGE. EPC: C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



1 Beyon Drive, Cam, GL11 5JW

SITUATION

This link detached house is situated in Beyon Drive which is a quiet cul de sac in this popular residential area of Cam. The property is within a few minutes walk of local footpaths leading to open fields and Cam village centre is also within walking distance. Cam has a range of facilities including supermarket, church, public house, doctors and dentist surgeries. The village also has the choice of three primary schools. The nearby town of Dursley offers a wider range of shopping facilities along with a swimming pool, sports hall and 18 hole golf course. The property is well placed for access to the A38 with onward connections to the M5/M4 motorway network. Cam has a Park and Ride railway station with regular services to Gloucester and Bristol.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) continuing straight across at the first and second mini roundabouts. At the third roundabout take the exit and proceed down the incline taking the first turning on the left into Manor Avenue. Continue through Manor Avenue for approximately a quarter of a mile and Beyon Drive will be found on the right hand side.

DESCRIPTION

This property has been in the same ownership for approximately five years and has been loved and maintained by the current owners. The bedrooms and driveway have been extensively modernised and the property is now move in ready. There is a cosy lounge with media wall and integral electric fireplace, the kitchen/diner across the rear of the property is a particular highlight with its open plan layout and integral breakfast bar. There are two double bedrooms on the first floor and a single bedroom/office. The family bathroom boasts a free standing bath and walk in shower. The garden wraps around from the side and is larger than average providing potential for extensions (subject to planning).

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).

ON THE GROUND FLOOR

HALLWAY

Vertical radiator, stairs to first floor.

CLOAKROOM

Having low level WC, wall mounted wash hand basin, part tiled walls, double glazed window.

KITCHEN/DINING ROOM 5.65m x 3.04m (18'6" x 9'11")

Range of wall and base units with worktops and breakfast bar, built-in AEG electric hob, integral oven with extractor hood over, inset spot lights, integral washing machine and tumble dryer, American fridge freezer with surround unit, vertical radiator, one and a half bowl sink unit with mixer tap over, double glazed window and double glazed French doors to garden.

LOUNGE 4.09m x 3.72m (13'5" x 12'2")

Vertical radiator, media wall with electric fire and mantle, double glazed window.

ON THE FIRST FLOOR

LANDING

Double glazed window, access to loft space, thermostat control.

BEDROOM ONE 3.85m x 2.87m (12'7" x 9'4")

Vertical radiator, double glazed window.

BEDROOM TWO 2.97mx 3.35m (9'8"x 10'11")

Vertical radiator, double glazed window.

BEDROOM THREE 4.09m x 3.72m (13'5" x 12'2")

Vertical radiator, double glazed window.

BATHROOM

Tiled walls and floor, heated towel rail, suite comprising free standing bath, low level WC and wall mounted wash hand basin, inset spot lights, walk-in shower cubicle, extractor fan, double glazed window.

EXTERNALLY

The rear garden wraps around from the side and comprises good size lawn, top patio and second patio access from

kitchen, various shrubs and bushes, outside tap, personnel door to garage, gated side access to the front garden and paved driveway for three vehicles.

SINGLE GARAGE

Having gas combination boiler, up-and-over door, power and lighting, pedestrian door.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected. There is a water meter.

Council Tax Band: D (£2238.51 payable).

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see 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.

