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Mill House Bristol Road, Cambridge,  
GL2 7BG

Asking Price  
**£210,000**



THIS TWO BEDROOM PERIOD PROPERTY IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, KITCHEN, LOUNGE/DINER, TWO FIRST FLOOR BEDROOMS AND FAMILY BATHROOM. THERE IS ALSO A PARCEL OF LAND WHICH IS PART OF THE SALE THAT THE CURRENT OWNERS USE FOR PARKING. EPC: D

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# Mill House Bristol Road, Cambridge, GL2 7BG

## SITUATION

Mill House is a characterful end terraced cottage position just off the A38 in the hamlet of Cambridge in the sought after parish of Slimbridge. There are a number of great walks from the door step including canal walks, riverbanks and Woodlands such as Rosie's Wood. The parish has its own church, primary school, post office, pub and the famous Wetlands Trust founded by Sir Peter Scott. The adjoining village of Cam 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. Junction 13 of the M5 is 5 minutes (3.3) miles.

## DIRECTIONS

From Dursley proceed out of town on the A4135 Kingshill Road and through the village of Cam. On joining the A38 at the Slimbridge roundabout turn right and proceed into the village of Cambridge. Parking may be available on the right hand side after approximately 750 metres and the property can be found on the right hand side after a further 50 metres.

## DESCRIPTION

This period property has been in the same ownership for approximately four years and has been well maintained by the current owner. There are many characterful properties like having exposed wooden beams. The property has a good sized kitchen with a serving hatch through to a spacious lounge/diner, on the first floor is one large double bedroom, one smaller double or good single bedroom and the family bathroom. There is a parcel of land which the current owners have used to park vehicles on which is also part of the sale.

## 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 gas combination boiler, radiator, stairs to first floor with understair storage.

## KITCHEN 3.15m x 2.81m (10'4" x 9'2" )

Having wall and base units with worktop over, inset steel sink with mixer tap and drainer, tiled splashback, space and plumbing for washing machine and dishwasher, integral gas hob and electric oven with extractor hood, space for fridge freezer, serving hatch, double glazed window, exposed beams.

## LOUNGE/DINER 4.82m x 3.39m (15'9" x 11'1")

Having radiator, double glazed window and exposed beams.

## FIRST FLOOR LANDING

Double glazed window, storage cupboard, access to loft, radiator.

## BEDROOM ONE 4.82m x 3.23m (15'9" x 10'7")

Having built-in storage, radiator, double glazed window.

## BEDROOM TWO 3.02m x 2.49m (9'10" x 8'2")

Double glazed window, radiator, built-in storage.

## BATHROOM

Having white suite comprising; low level WC, wash hand basin with pedestal, bath with electric shower over, inset spotlights, extractor fan, double glazed window, radiator.

## EXTERNALLY

To the front of the property is a canopy porch leading to the front door. There is also some land which is accessed to the right of the property approximately 40 metres down. The current owner has previously used this as parking.



## AGENT NOTES

Tenure: Freehold  
Services: All mains services are believed to be connected.  
Council Tax Band: B  
Grade II Listed.  
Broadband: Fibre to external box.  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

