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2 Elmsleigh Cottages Ballards Lane,
Cambridge, GL2 7BY

Price Guide
£320,000



IMMACULATELY PRESENTED COTTAGE SET WELL BACK FROM ROADSIDE, ABUNDANCE OF CHARACTER AND FEATURES, TANDEM GARAGE, TWO DOUBLE BEDROOMS, LARGE LIVING/DINING ROOM WITH INGLENOOK FIREPLACE AND WOODBURNER, SEPARATE FITTED KITCHEN, CLOAKROOM/2ND WC, UTILITY ROOM, SPACIOUS SHOWER ROOM, TOP FLOOR ATTIC ROOM WITH STUDY/LOBBY AREA, ENCLOSED GOOD-SIZED REAR GARDEN. ENERGY RATING: D.

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SITUATION

The cottage occupies a quiet position on a terrace of similar properties set well back from the main A38 which runs through the village of Cambridge. The property is well placed for commuting to larger centres throughout the South West via the nearby M5/M4 motorway network. The adjoining village of Cam has a Park and Ride railway station with regular services to Gloucester, Bristol and with connections to the National Rail Network. There are numerous country walks close to the property and the adjoining village of Slimbridge has a primary school, village hall, and parish church.

DIRECTIONS

This property is just over 3 miles driving distance from Junction 13 on the M5 Motorway. Exit the M5 at Junction 13 and follow signs for Dursley A38 and follow the A38 in a Southerly direction for approximately 3 miles. Upon entering the Village of Cambridge, proceed past the George Inn pub, just under 100 metres after the speed camera is a turning on the right hand side onto Ballards Lane, a row of cottages will be located straight ahead with number 2 being the second from the end. Parking for viewings can be found outside the garage with the white door, on the nearby new build estate by the speed camera or parallel to the A38 on Dursley Road.

DESCRIPTION

This property has been in the same ownership for over 10 years and is immaculately presented. The cottage has been modernised over the years with many features being retained including exposed beams, stone and wooden flooring and a beautiful inglenook fireplace with woodburner. The property benefits from gas central heating, extensive double glazing and Gigaclear fibre broadband. The property briefly comprises; entrance hallway, cloakroom, utility room, large living/dining room and kitchen. On the first floor there is the master double bedroom and spacious shower room. On the top floor is the attic room. The rear garden is well proportioned with patio, lawn and access to the tandem garage.

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

Single glazed wooden front door, radiator, stone flooring.

CLOAKROOM

Low level WC, wall mounted wash hand basin, double glazed window to front, radiator.

UTILITY ROOM 1.91m x 1.89m (6'3" x 6'2")

Under counter space for freezer, space and plumbing for washing machine, roll top laminate work surfaces over, heated towel rail, stainless steel sink and drainer.

LIVING/DINING ROOM 5.26m x 4.64m (17'3" x 15'2")

Double glazed window and single glazed wooden door to garden, radiator, inglenook fireplace with woodburner, wooden flooring, door to:

KITCHEN 3.24m x 2.94m (10'7" x 9'7")

Fitted kitchen with base and wall units, solid wooden and part tiled work surfaces over, Belfast sink, gas boiler, space for electric oven, space and plumbing for dishwasher, under counter space for fridge, double glazed window to front.

ON THE FIRST FLOOR

LANDING

Stairs to top floor.

BEDROOM ONE 4.46m x 2.51m (14'7" x 8'2")

Two double glazed windows to front, radiator, storage cupboard.

SHOWER ROOM

Walk-in shower with mixer, wash hand basin with pedestal, low level WC, heated towel rail, double glazed window to rear.

ON THE TOP FLOOR

ATTIC ROOM 6.36m (max) x 4.42m (max) (20'10" (max) x 14'6" (max))

Two double glazed windows to rear, two radiators.



EXTERNALLY

The rear garden has flagstone patio, tap and is laid to lawn with greenhouse, wooden shed, further patio area, flower beds and borders, rear access to TANDEM GARAGE (8.04m x 2.76m narrowing to 2.28m) which has light and power and up and over door to front. Pedestrian access can be found at the front of the property which is shared by the neighbouring properties.

AGENTS NOTE

Tenure: Freehold. The property has a flying freehold shared with the adjoining property of number 1. All mains services are believed to be connected. Council Tax Band: C There is a right of way at the front of the property. Broadband: Fibre to the Premises. For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

AGENTS NOTE TWO

The property has the following easement: The existing right of way of the owners of the adjoining bungalow known as Elmsleigh over the garden of the property conveyed for the purpose of cleansing windows and carrying our repairs to the bungalow on making good any damage caused in the exercise of this right.

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.

