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13 Box Road, Cam, Dursley,  
GL11 5DJ

Price Guide  
£300,000



TRADITIONAL STYLE THREE BEDROOM SEMI-DETACHED PROPERTY IN SOUGHT AFTER AREA OF BOX ROAD - RECESSED ENTRANCE PORCH, ENTRANCE HALL WITH TILED FLOORING, LIVING ROOM WITH FEATURE FIREPLACE, SEPARATE DINING/FAMILY ROOM, KITCHEN, CONSERVATORY, MODERN BATHROOM, THREE BEDROOMS, MASTER BEDROOM WITH NEWLY RENOVATED ENSUITE, GAS FIRED CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, OFF ROAD PARKING, GOOD SIZED ENCLOSED REAR GARDEN. ENERGY RATING: D

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# 13 Box Road, Cam, Dursley, GL11 5DJ

## SITUATION

This semi-detached house occupies a good commuting position on Box Road, with the property within a few minutes walk of the Park and Ride railway station having regular services to Gloucester and Bristol and onward connections to the national rail network. Cam village is within a few minutes drive having Tesco supermarket and a range of local traders. The village has a choice of three primary schools and Dursley town centre is approximately three miles distant having a wider range of shopping facilities along with comprehensive schooling. The property is well located for access to the A38 with onward connections to the M5/M4 motorway network.

## DESCRIPTION

This traditional style semi-detached house has been lovingly upgraded by the current owners. The property briefly comprises: recessed entrance porch leading to entrance hall with tiled flooring, living room with feature fireplace and wooden flooring, separate family/dining room with storage and leading through to the fitted kitchen, conservatory and family bathroom. On the first floor there are three bedrooms, master with newly renovated en suite shower room. Externally, a gravelled driveway offers off street parking for several vehicles with a pathway giving side access to the good sized and westerly facing rear garden having two good sized patio areas and lawned area for outdoor entertaining. Gas central heating and extensive double glazed windows throughout. EPC D Council Tax Band B

## DIRECTIONS

From Dursley town centre proceed north-west out of town on the A4135 (Kingshill Road). Continue into Cam village centre and at the roundabout take the first exit and continue through Cam High Street for approximately three quarters of a mile passing the petrol station on the left hand side and take the next turning on the right into Box Road. Continue for approximately 600m where the property will be found on the left hand side.

## 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).

## RECESSED PORCH

Double glazed front door leading to:

## ENTRANCE HALLWAY

Having stairs to first floor, radiator and original tiled floor.

## LOUNGE 3.65m x 3.04m (11'11" x 9'11")

A grown up space offering a comfortable sanctuary for lazy days and cosy nights, having double glazed window to front, wooden flooring and ornamental fireplace with attractive tiled surround and modern grey tall radiator.

## FAMILY/DINING ROOM 4.8m max x 3.24m (15'8" max x 10'7")

This versatile room offered as a second reception room for family entertaining space and dining, with wooden flooring, radiator, large under stairs pantry cupboard with window and power, and double glazed window to rear with views through to the conservatory and beyond.

## KITCHEN 3.12m x 1.98m (10'2" x 6'5")

Having an array of wall and base units with worktop over, stainless steel sink, built in ceramic four ring hob and double oven, space for fridge freezer and plumbing for washing machine and dishwasher, radiator and double glazed window and door leading to conservatory.

## CONSERVATORY 4.0m x 2.73m (13'1" x 8'11")

A bright and airy space for entertaining having double glazed roof and window surround with patio doors leading out onto the rear garden.

## BATHROOM

White bathroom suite comprising bath with mixer tap shower over, WC and pedestal wash basin, chrome ladder radiator, double glazed window to side and fully tiled.

## ON THE FIRST FLOOR

## LANDING

Well proportioned landing area with access to loft.

## MASTER BEDROOM 3.63m x 3.05m (11'10" x 10'0")

Having double glazed window to front, newly installed modern tall radiator and original feature fireplace.

## EN SUITE

Beautifully renovated with modern walk in shower cubicle with rain shower over and glazed screen, built in vanity wash basin and WC with storage under & attractive shelving over, ladder radiator and tiled underfloor heating and double glazed window to front.

## BEDROOM TWO 3.26m x 2.23m (10'8" x 7'3")

With double glazed window to rear and radiator.

## BEDROOM THREE 2.51m x 2.41m (8'2" x 7'10")

Having radiator and double glazed window to rear with views over the garden.

## EXTERNALLY

To the front of the property there is an open driveway offering off street parking for several cars, a gravelled pathway leads to the front door and a further pathway leads to a side gate giving access to the rear garden. The westerly facing rear garden is enclosed and offers excellent external space having an initial patio area leading to hard standing for several sheds and on to a good size lawn area, a newly laid second patio area at the head of the garden is ideal for al fresco dining and lounging and is edged by gravelled borders, fencing and hedgerow.

## AGENTS NOTE

All main services are connected.  
Gas fired radiator central heating.

Council Tax Band: B (£1822.24 payable)

Tenure: Freehold

Broadband: Fibre to the Premises

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

Planning Permission granted for two storey rear extension Planning ref: S.24/1493/HHOLD

## 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.

## VIEWINGS

By appointment with the owner's sole agents as over.

