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3 Spouthouse Lane, Cam,
GL11 5JP

Asking Price
£395,000



ATTRACTIVE RED BRICK VICTORIAN HOUSE, SET OFF A SHORT SINGLE TRACK LANE WITH GARAGE AND CLOSE TO VILLAGE CENTRE. ENTRANCE PORCH, LIVING ROOM, SPACIOUS DINING ROOM, GOOD SIZED 'L' SHAPED KITCHEN, CLOAKROOM/SECOND WC, THREE BEDROOMS WITH MASTER HAVING NURSERY/DRESSING ROOM OFF, FAMILY BATHROOM, GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, ATTRACTIVE GARDEN. MUST BE SEEN. ENERGY RATING: D

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DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road), proceeding straight across at the first and second mini roundabouts. At the third mini roundabout take the last exit and proceed down the incline into Cam village and at the roundabout take the third exit into Chapel Street and continue for approximately 250 metres, just before the road bears left turn right into Spouthouse Lane and proceed for approximately 200 metres and the driveway to 3 Spouthouse Lane will be found on the left hand side.

SITUATION

The property is situated close to this popular village centre of Cam in the oldest residential part of the village, within walking distance are a range of shops including Tesco supermarket, local traders including Post Office, hairdressers and chemist. The village also has doctors' and dentists' surgeries and a choice of three primary schools. The nearby market town of Dursley is approximately one and a half miles distance and offers a wider range of shopping facilities including Sainsbury's supermarket along with secondary schooling. Dursley town has swimming pool/gym, library and eighteen hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail Network.

DESCRIPTION

This attractive red brick Victorian house was constructed in 1889 and is attached at the rear elevation to a terrace of cottages and the attractive garden and driveway lead to the front of the property. The property is accessed via tarmacadam drive with parking and turning area leading to the detached garage. The gardens are laid to lawn with pond, kitchen garden and gravel patio area. There is a covered canopy porch area leading to side door and the kitchen, which has an attractive range of shaker style units with granite work surfaces over and range cooker and there is an inner hallway with cloakroom/WC off. The kitchen gives access to the attractive bay fronted living room with brick chimney breast and arch with wood burner. This in turn leads to bay fronted dining room with stairs leading to the first floor. The master bedroom has a adjoining nursery/dressing room and in addition there is a further double bedroom, single bedroom and good sized family bathroom. This 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 HALL

Having double glazed front door, tiled floor and leading to:

LIVING ROOM 5.11m narrowing to 4.17m x 4.0m (16'9" narrowing to 13'8" x 13'1")

Having attractive brick chimney breast with brick arch and wood burner, double glazed wooden bay window to front, tiled floor, part wood paneled walling, radiator and opening to:

DINING ROOM 5.04m x 4.37m narrowing 2.2m (16'6" x 14'4" narrowing 7'2")

Having matching tiled flooring, radiator, wooden double glazed bay window to front and stairs to first floor.

KITCHEN 5.33m x 2.45m x 5.94m narrowing to 1.55m (17'5" x 8'0" x 19'5" narrowing to 5'1")

An 'L' shaped room, having an attractive range of shaker style wall, tall and base units with granite work surfaces over, enamel single drainer sink unit, integrated dishwasher, washing machine and microwave, two heated ladder towel rails, gas/electric Range cooker with cooker hood over, double glazed windows to side and double glazed door to front, attractive ornamental brick fireplace and chimney breast.

INNER HALLWAY

Having double glazed window to side, tiled flooring and leading to:

CLOAKROOM

Having wash hand basin, WC and tiled flooring.

ON THE FIRST FLOOR

LANDING

With access to loft space and radiator.

BEDROOM ONE 4.1m x 3.0m (13'5" x 9'10")

Having wooden double glazed window to front and radiator.

NURSERY/DRESSING ROOM 3.28m x 1.77m (10'9" x 5'9")

Having roof light and two radiators.

BEDROOM TWO 3.0m x 2.54m narrowing to 1.32m (9'10" x 8'3" narrowing to 4'3")

Having double glazed window to side and radiator.

BEDROOM THREE 3.47m average x 1.94m (11'4" average x 6'4")

Having double glazed window to front, radiator, over-stair cupboard and built in wardrobe.

BATHROOM

Having corner bath with Mira shower over, WC, wash hand basin, chrome ladder towel rail and window to side.

EXTERNALLY

The property is approached via a tarmacadam driveway with parking area and leading to detached GARAGE (6.03m x 3.8m) having personal door to side. A path leads to the front of the property where there is a gravel seating area and open sided covered porch. The garden is extensively laid to lawn with pond, trees, shrubs, tall conifer screening, kitchen garden with shed and greenhouse. There is pedestrian access which runs directly in front of the property to the adjoining terrace.

AGENTS NOTES

Tenure: Freehold
All mains services are understood to be connected.
Gas fired radiator central heating.
Council Tax Band: 'D'
There is a pedestrian Right of Way to the terrace which runs across the front of the property, although we understand this is rarely used.
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see 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.

