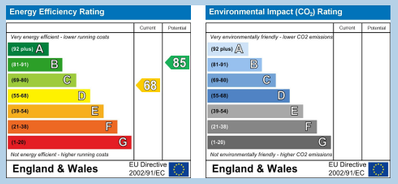
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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2 St Bartholomews Close, Cam, GL11 5UR

Price Guide

£360,000

WELL PRESENTED AND SPACIOUS THREE BEDROOM DETACHED HOUSE IN SOUGHT AFTER AREA OF MANOR AVENUE, COMPRISING: ENTRANCE HALLWAY WITH STORAGE, FITTED KITCHEN, SPACIOUS LOUNGE WITH WOOD BURNING STOVE, SEPARATE DINING ROOM WITH DOOR TO REAR GARDEN, THREE FIRST FLOOR DOUBLE BEDROOMS, ALL WITH BUILT IN STORAGE, MODERN FAMILY BATHROOM, ENCLOSED REAR GARDEN, DETACHED SINGLE GARAGE AND OFF STREET PARKING. EPC: D. MUST BE SEEN TO BE FULLY APPRECIATED.

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The Property Ombudsman
propertymark

2 St Bartholomews Close, Cam, GL11 5UR

SITUATION

This property is located in St. Bartholomew's Close, which is a sought after area just off Shutehay Drive in Cam. Within walking distance is the village centre which has a range of facilities including: Tesco supermarket, independent retailers, chemist, cafe and hardware store. The village also has both doctors and dentists surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities and community facilities including: sports centre, eighteen hole golf course and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the national rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline and take the first turning on the left into Manor Avenue, proceed taking the third turning on the right into Shutehay drive and proceed approximately one hundred metres taking the second turning on the right hand side onto St. Bartholomew's Close and the property will be located immediately on the right hand side.

DESCRIPTION

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).

CANOPY PORCH

ENTRANCE HALL

Having upgraded uPVC front door along with double glazed side screen, useful built-in cupboard for coats and shoes and radiator.

LOUNGE 4.91m max x 3.83 (16'1" max x 12'6")

Stylish, with attractive wood burning stove, radiator and double glazed picture window. Patio doors lead out to the enclosed rear garden.

DINING ROOM 4.94m x 2.41m (16'2" x 7'10")

Converted by the previous owner to offer extra entertaining space, having a double glazed window to the front and double glazed door to rear providing invaluable access to the garden from the dining area.

KITCHEN 2.72m x 2.45m (8'11" x 8'0")

Having a range of wall and base units with worktop over, stainless steel sink and drainer, built in oven, four ring gas hob with extractor over, space for fridge freezer, plumbing and space for washing machine and dishwasher. A double glazed window to the front offers views towards The Green.

ON THE FIRST FLOOR

LANDING

Airing cupboard with immersion tank, access to loft space.

BEDROOM ONE 3.90m x 2.87m (12'9" x 9'4")

Double glazed window to rear with views, radiator and built-in wardrobe with ample space.

BEDROOM TWO 3.66m x 2.47m (12'0" x 8'1")

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

BEDROOM THREE 2.95m x 2.94m (9'8" x 9'7")

Double glazed window to rear with views, built-in wardrobes and radiator.

BATHROOM

Modern suite comprising panelled bath with mains shower over and dual rain shower head and waterfall tap, vanity wash hand basin with storage under, WC, ladder radiator, attractive high gloss tiled flooring and partially tiled walls, double glazed window to front.

EXTERNALLY

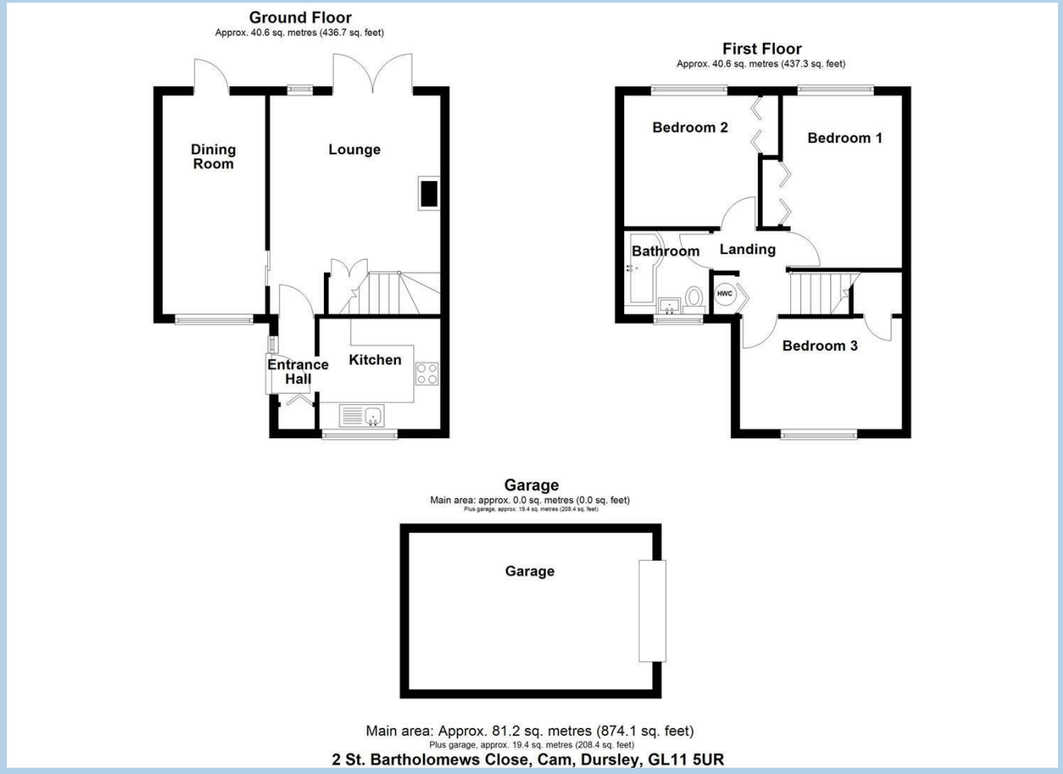
To the side of the property is a detached single GARAGE with good space, having up and over door and side window. A low level fence to the side encloses an area with shrubs and trees and leads to the front of the property with partially gravelled area and tarmacadam driveway leading to front door. A wooden side gate and path leads to the rear of the property where there is a lawn area edged by gravel and seating area can be found, A bespoke built wooden seated area with attractive eco roof allows for external undercover entertaining and leads to the rear of the garage with useful storage area. An ornamental pond edges the lawned area and a patio area allows for alfresco dining. A second wooden gate provides access to the front.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected. There is a water meter.
Council Tax Band: D
Broadband: Asymmetric Digital Subscriber Line
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.