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7 Beyon Drive, Cam, Dursley,
GL11 5JW

Price Guide
£350,000



WELL PRESENTED THREE BEDROOM DETACHED HOUSE IN A POPULAR CUL-DE-SAC. MODERN AND CONTEMPORARY DECOR THROUGHOUT AND COMPLETELY READY TO MOVE IN. GOOD SIZE GARDEN AND GARAGE PROVIDING THE PERFECT SPACE FOR A FAMILY. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, KITCHEN/DINER, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, GARAGE AND OFF STREET PARKING. EPC: D.

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7 Beyon Drive, Cam, Dursley, GL11 5JW

SITUATION

This link detached house is situated in Beyon Drive which is a quiet cul de sac in this popular residential area of Cam. The property is within a few minutes walk of local footpaths leading to open fields and Cam village centre is also within walking distance. Cam has a range of facilities including supermarket, church, public house, doctors and dentist surgeries. The village also has the choice of three primary schools. The nearby town of Dursley offers a wider range of shopping facilities along with a swimming pool, sports hall and 18 hole golf course. The property is well placed for access to the A38 with onward connections to the M5/M4 motorway network. Cam has a Park and Ride railway station with regular services to Gloucester and Bristol.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) continuing straight across at the first and second mini roundabouts. At the third roundabout take the exit and proceed down the incline taking the first turning on the left into Manor Avenue. Continue through Manor Avenue for approximately a quarter of a mile and turn right into Beyon Drive and then first left, no.7 can then be found on the left hand side.

DESCRIPTION

Situated in the highly sought-after location of Manor Avenue, this detached property offers excellent family living space, being under the same ownership for approximately ten years, the property as been thoughtfully upgraded throughout. The accommodation comprises: a spacious lounge, a contemporary kitchen-diner, downstairs cloakroom, three first-floor bedrooms and a modern family bathroom. Externally, the property benefits from a block-paved driveway providing off-street parking, garage and a landscaped rear garden featuring well maintained lawns and dedicated entertaining areas.

must be viewed to be fully appreciated.

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).

ON THE GROUND FLOOR



ENTRANCE HALL

Understairs storage cupboard, radiator.

CLOAKROOM

Vanity wash hand basin, WC, double glazed window to front, radiator.

LOUNGE 4.08m x 3.69m (13'4" x 12'1")

Spacious with radiator and double glazed window to front.

KITCHEN/DINER 5.61m x 3.03m (18'4" x 9'11")

Having a range of high gloss wall and base units worktop over having stainless steel sink and incorporating built-in oven and four ring gas hob with extractor over, plumbing for washing machine, built-in dishwasher, and built-in fridge/freezer and versatile utility cupboard. A double glazed window to rear and double glazed patio doors lead out from the dining-family area.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, airing cupboard housing Megaflo hot water tank and loft access.

BEDROOM ONE 3.85m max x 2.97m (12'7" max x 9'8")

Having radiator and double glazed window to front with views towards Cam Peak.

BEDROOM TWO 3.85m max x 2.98m (12'7" max x 9'9")

Having radiator and double glazed window to rear.

BEDROOM THREE 2.60m max x 2.45m max (8'6" max x 8'0" max)

Double glazed window to front, and radiator.

BATHROOM

Suite comprising P shaped bath with mains shower over with dual rain shower, pedestal wash basin, WC, double glazed window to rear, fully tiled and with ladder radiator.

EXTERNALLY

To the front of the property is a block paved driveway with lawned area with shrubs and trees and pathway leading to front door and single garage with light and power and up and over door. To the rear of property is a Westerly facing well maintained patio area with retaining wall and steps leading onto a good size lawned area with raised beds with gravel area leading on to a raised sun deck with space for shed and lounging.

AGENT NOTES

Tenure: Freehold

Services: All main services are understood to be connected.

There is a water meter.

Council Tax Band: D

Flood risk area and flooded in last 5 years?

Restrictions/covenants?

Broadband: Fibre to the Premises.

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.

