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41 Leaside Close, Cam,  
GL11 5SH

Price Guide  
£305,000



A WELL PRESENTED AND LOVINGLY MAINTAINED THREE BEDROOMED SEMI-DETACHED HOUSE HAVING BEEN LIVED IN FROM NEW, BEING SOLD WITH NO ONWARD CHAIN, ENCLOSED SOUTH WESTERLY REAR GARDEN, REAR PARKING, GARDENS TO THREE SIDES, ENTRANCE HALLWAY, CLOAKROOM, SPACIOUS LOUNGE, 'L' SHAPED KITCHEN/DINING ROOM, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM, DOUBLE GLAZING, GAS CENTRAL HEATING. MUST BE SEEN TO BE FULLY APPRECIATED. ENERGY RATING: D

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

# 41 Leaside Close, Cam, GL11 5SH

## SITUATION

The property is located in the Norman Hill area of Cam which is within a few minutes drive of Cam village centre with its growing range of facilities: including Tesco supermarket, doctors and dental surgeries and a choice of three primary schools. The adjoining town of Dursley has comprehensive schooling along with a wide range of shopping facilities. Dursley and Cam are well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and adjoining M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 and continue proceeding straight across at the first and second mini-roundabouts, after the second mini-roundabout proceed for a further 300 metres taking the first turning on the right into Woodview Road and continue taking the fourth turning on the left turning onto Leaside Close. No. 41 is the second house on the right hand side.

## DESCRIPTION

This property has been lived in from new and has been lovingly maintained both internally and externally. It is being offered with NO ONWARD CHAIN. No. 41 sits on a corner plot, giving it the advantage of gardens to three sides, the rear having a south-westerly aspect. The well kept accommodation briefly comprises:- entrance hallway with a cloakroom/WC, spacious lounge, kitchen/dining room, three first bedrooms and a shower room. It has double glazing and gas central heating. There is a driveway at the rear which has gated access into the garden, which can provide further parking. A viewing is recommended to appreciate this property.

## 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 HALLWAY

Double glazed door with wide side screen, radiator, coving to ceiling, under stairs cupboard and stairs to first floor.

### CLOAKROOM

part tiled walls, tiled floor, low level WC and wash hand basin, radiator, tiled floor, double glazed window, coving to ceiling

### SPACIOUS LOUNGE 6.17m x 3.20m (20'2" x 10'5")

double glazed windows to front and rear, two radiators, coving to ceiling.

### KITCHEN/DINING ROOM I shaped 5.09m x 3.69m narrowing to 1.75m (I shaped 16'8" x 12'1" narrowing to 5'8")

The kitchen area is fitted with a range of white wall and floor units with worktops over, drawer unit, integrated AEG electric oven and electric hob and extractor hood over, plumbing for washing machine, Bosch fridge/freezer, stainless steel sink unit, tiled splashbacks, laminate effect cushion vinyl flooring, Vaillant gas fired boiler, coving to ceiling, radiator, two double glazed windows and double glazed door to side.

## ON THE FIRST FLOOR

### SPACIOUS LANDING

Access to insulated roof space, airing cupboard with insulated hot water tank providing hot water, double glazed window to rear.

### BEDROOM ONE 3.32m x 3.27m (10'10" x 10'8")

Double glazed window to the front, storage cupboard over stairs, radiator, coving to ceiling.

### BEDROOM TWO 3.80m x 2.72m (12'5" x 8'11")

Built in cupboard, radiator and double-glazed window to front.

### BEDROOM THREE 2.78m x 2.20m (9'1" x 7'2")

Double glazed window to rear, radiator, coving to ceiling.



## SHOWER ROOM

Fitted with suite comprising shower cubicle, vanity unit with wash hand basin, low level WC. fully panelled walls, extractor fan and heated ladder radiator. Laminate effect vinyl floor covering, double glazed window to side.

## EXTERNALLY

There are gardens to three sides, the front garden being laid to lawn and shrubs, lawn and patio area to the side with an access gate leading to the rear garden which is laid to lawn with a patio and a gravelled area. There is a useful outside water tap, electric socket point, and garden shed. There is a driveway leading to double gates at the bottom of the garden which give access to further parking within the garden area.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: C

Ex-local authority property

Broadband: Unknown

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

All curtains and blinds are included where fitted.

## 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.

