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17 Wragg Court, Cam, Dursley,
GL11 5PN

Price Guide
£129,500



TWO BEDROOM FIRST FLOOR APARTMENT WITH NO ONWARD CHAIN, ALLOCATED PARKING FOR ONE, WITHIN WALKING DISTANCE OF VILLAGE CENTRE & AMENITIES, SPACIOUS APARTMENT WITH TWO LARGE BEDROOMS, LIVING/DINING ROOM WITH BAY WINDOW TO REAR, COMMUNAL ENTRANCE HALLWAY, PRIVATE HALLWAY WITH AMPLE STORAGE AND STORE ROOM, BATHROOM WITH SEPARATE CLOAKROOM, TWO BEDROOMS, KITCHEN, DOUBLE GLAZING PLUS ELECTRIC/NIGHT STORAGE HEATING. ENERGY RATING: C.

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SITUATION

This first floor apartment is situated at the end of the popular area of Rowley, within walking distance of a range of local retailers along with Tesco supermarket. There is a choice of three primary schools in the village; two of which are within a short walk of the property. There are doctors and dental surgeries also within close proximity. The nearby market town of Dursley has a range of shopping facilities along with recreational facilities including: swimming pool, sports hall, library and eighteen hole golf course. The town has comprehensive schooling at Rednock and the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and M5/M4 motorway network. Cam has a Park and Ride railway station with onward connections to the National Rail network.

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 roundabout. At the third roundabout take the last exit and proceed down the incline into Cam village. At the roundabout take the third exit into Chapel Street and continue for approximately 200m turning left into Rowley. Proceed for approximately 150m bearing right and Wragg Court can be found on the left hand side. Number 17 is located to the right hand block and the allocated parking space is also to the right hand side as you turn in.

DESCRIPTION

This property has been in the same ownership for a number of years and is now offered to the market with no onward chain. Situated at the rear of the property and on the first floor, this property benefits from a pleasant outlook to rear of greenery via the bay window to living/dining room and both bedrooms. The property briefly comprises; communal entrance hallway, private entrance hallway with store room and airing cupboard, two double bedrooms, bathroom with separate cloakroom, kitchen and living/dining room. The property benefits from double glazing and electric/night storage heating.

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).

COMMUNAL HALLWAY

With intercom system and stairs to upper floors.

PRIVATE ENTRANCE HALLWAY

Wooden front door, storage cupboards, night storage heater, large walk-in store room with light and power, airing cupboard with hot water cylinder.

LIVING/DINING ROOM 5.67m (max into bay) x 3.86m (max) (18'7" (max into bay) x 12'7" (max))

Double glazed window to rear, two night storage heaters.

KITCHEN 2.86m x 2.47m (9'4" x 8'1")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, stainless steel sink and drainer, electric cooker and hob, space and plumbing for washing machine space for tall standing fridge freezer, double glazed window to side.

BEDROOM ONE 4.46m x 2.87m (14'7" x 9'4")

Double glazed window to rear, electric heater.

BEDROOM TWO 4.46m x 2.54m (14'7" x 8'3")

Double glazed window to rear, electric heater.

BATHROOM

Bath with electric shower, vanity wash hand basin.

CLOAKROOM

Low level WC.

EXTERNALLY

There are communal gardens to front and rear with patio area and an allocated parking space.



AGENT NOTES

Tenure: Leasehold. 125 Years commenced 04/10/1989.
Services: All mains Electricity, water and drainage are believed to be connected. Electric heating.
Council Tax Band: A
Broadband: Fibre to the Premises
Property is subject to probate which has been applied for in July.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
This property is managed by The Guinness Partnership.
Yearly Service Charge up until 31st March 2024: £876.25. This is reviewed annually (Guinness have requested a most recent service charge statement).
Ground rent: £10. Reviewed: Annually.
Only one small domestic pet is allowed.

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.

