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1 Manor Avenue, Cam,
GL11 5JF

Price Guide
£425,000



SUBSTANTIALLY UPDATED AND MODERNISED DETACHED FAMILY HOME, OPEN PLAN KITCHEN/DINER WITH HIGH QUALITY KITCHEN AND FRENCH DOORS TO GARDEN, EXTENDED TO REAR WITH AMENDED INTERNAL ACCOMMODATION, IMMACULATELY PRESENTED THROUGHOUT, ENTRANCE HALLWAY WITH CLOAKROOM, UTILITY ROOM, SPACIOUS LIVING, OPEN PLAN KITCHEN/DINER, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, LANDSCAPED LOW MAINTENANCE REAR GARDEN, GARAGE PLUS AMPLE DRIVEWAY PARKING. NO ONWARD CHAIN, ENERGY RATING: C.

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1 Manor Avenue, Cam, GL11 5JF

SITUATION

This detached house is situated on Manor Avenue which is a 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 900 metres and the property will be located on the right hand side.

DESCRIPTION

This property has been in the same ownership for over four years and has been completely modernised, updated and transformed into a beautiful family home finished to the highest standard. The property has been extended to the rear with the internal accommodation amended to create an open plan kitchen/diner to rear, a large living room, utility room whilst still having space for a welcoming entrance hallway, cloakroom and ample storage. On the first floor there are three good sized bedrooms and bathroom with separate shower. The rear garden has been completely landscaped and offers a low maintenance space to enjoy. Internally, the property briefly comprises; entrance hallway, cloakroom, living room, open plan kitchen/diner and utility room. On the first floor there are three bedrooms and bathroom.

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 HALLWAY

Double glazed front door, stairs to first floor, radiator, two storage cupboards.

CLOAKROOM

Low level WC, vanity wash hand basin, double glazed window to front, radiator.

LIVING ROOM 6.45m narrowing to 3.65m x 4.30m (max) (21'1" narrowing to 11'11" x 14'1" (max))

Double glazed window to front, two radiators, opening into:

KITCHEN/DINING ROOM 6.38m (max) x 3.67m (max) (20'11" (max) x 12'0" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, composite one and half bowl sink and drainer, double electric oven with separate hob and extractor over, integrated dishwasher and under counter fridge, island, heated towel rail, roof light, double glazed door to side and French doors to rear.

UTILITY ROOM 3.60m (max) x 1.30m (max) (11'9" (max) x 4'3" (max))

Base units, roll top laminated work surfaces over, composite sink and drainer, space and plumbing for washing machine and tumble dryer, space for tall standing fridge freezer, gas boiler.

ON THE FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE 3.67m x 3.71m (12'0" x 12'2")

Double glazed window to rear, radiator.

BEDROOM TWO 3.00m x 2.94m (9'10" x 9'7")

Double glazed window to rear, radiator.

BEDROOM THREE 2.76m x 2.66m (9'0" x 8'8")

Double glazed window to front, radiator.

BATHROOM

Corner bath with shower off tap, separate shower cubicle with rainfall mixer, vanity wash hand basin, low level WC, heated towel rail, double glazed window to front,

EXTERNALLY

The rear garden has wooden decking and artificial lawns enclosed by wood panelled fencing. Rear door leads to GARAGE (4.93m x 2.55m) which has light and power and up and over door to front. Side access leads to front brick paved driveway providing parking for four/five cars.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected.

Gas central heating.

Council Tax Band: D

Broadband: Fibre to the Premises.

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.

