

15 Jubilee Close, Cam, GL11 5JQ

Asking price

£215,000



PLEASANTLY SITUATED AND WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE

CUL-DE-SAC POSITION - LARGE GARDEN WITH GREAT POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING PERMISSION) - MODERN FITTED KITCHEN/BREAKFAST ROOM - GOOD SIZED LIVING ROOM - TWO FIRST FLOOR BEDROOMS - FAMILY BATHROOM - GOOD SIZED GARDEN TO SIDE AND REAR - GARAGE PLUS TANDEM DRIVEWAY PARKING FOR TWO VEHICLES - MUST BE SEEN - ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

15 Jubilee Close, Cam, GL11 5JQ

SITUATION

This spacious and well positioned house is situated in Jubilee Close, which is a sought after cul-de-sac in this popular residential area. Within walking distance is the Jubilee playing field and Spar garage with Cam village centre being just over half a mile walk away. The village of Cam has a range of shops including: Tesco supermarket and local traders including: hairdressers and chemist, the village also has doctors and dentists surgeries and a choice of three primary schools. Dursley, which is approximately two miles in distance away, offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. Dursley town has a swimming pool and sports centre, library and an eighteen hole golf course at Stinchcombe Hill. Cam and Dursley are set at the base of the Cotswold escarpment which provide an array of country walks and the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and the M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed in a north westerly direction out of town on the A4135 Kingshill Road, continue over the first and second mini-roundabouts and at the third mini-roundabout take the second exit and proceed down the incline taking the first turning on the left into Manor Avenue. Continue on down Manor Avenue for approximately 600 metres taking the turning on the left hand side on Jubilee Avenue, proceed approximately 150 metres and take the turning on the left onto Jubilee Close. Proceed a further 100 metres and the property will be located on the left hand side.

DESCRIPTION

In previous years the property has been updated with a fitted kitchen and modern bathroom suite and decorated throughout. The property briefly comprises modern fitted kitchen/breakfast room, living room, two first floor bedrooms and family bathroom. From the kitchen there is integral access to the good sized garage with tarmac driveway to front, providing parking for two vehicles. The rear garden is a good size and is arranged over the rear and to the side of the property. Further benefits to the property could be through converting the garage to living space or extending above it to create a further bedroom, subject to planning permission. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.

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

KITCHEN/BREAKFAST ROOM 3.88m x 2.63m (12'9" x 8'8")

UPVC front door, double glazed window to front and fitted kitchen with base and wall units, roll top laminated work surface over, electric oven, separate gas hob with hood over, composite one and half bowl sink and drainer, space and plumbing for slimline dishwasher and washing machine, tiled splashback and floor, access to garage.

LIVING ROOM 3.87m max narrowing to 2.89m x 3.81m max (12'8" max narrowing to 9'6" x 12'6" max)

Double glazed window, radiator and double glazed french doors to garden.

ON THE FIRST FLOOR

LANDING

Radiator, access to loft space.

BEDROOM ONE 3.85m x 2.80m narrowing to 2.32m (12'8" x 9'2" narrowing to 7'7")

Two double glazed windows to rear, radiator, built in wardrobes.

BEDROOM TWO 2.67m x 1.89m (8'9" x 6'2")

Double glazed window to front and radiator.

FAMILY BATHROOM

Combi basin and wc with hidden cistern and storage with mixer tap, double glazed window to front, shower cubicle with electric shower, inset ceiling spotlights, heated towel rail.

EXTERNALLY

The rear garden has flagstone patio area and laid to lawn section with flower borders and seating area to the rear. To the side of the property there is a further garden area with flagstone walkway, laid to lawn area and pedestrian access leading to the front of the property, which has further laid to lawn front garden and tarmac driveway providing parking for two vehicles in tandem. This leads to the GARAGE (5.60m x 2.59m) having front up and over door, light and power, storage in eave space, PVC double glazed door leading to the rear.

AGENTS NOTE

All mains services are believed to be connected.

Tenure: Freehold.

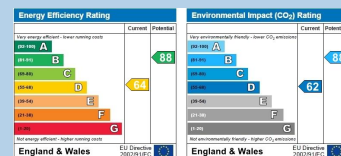
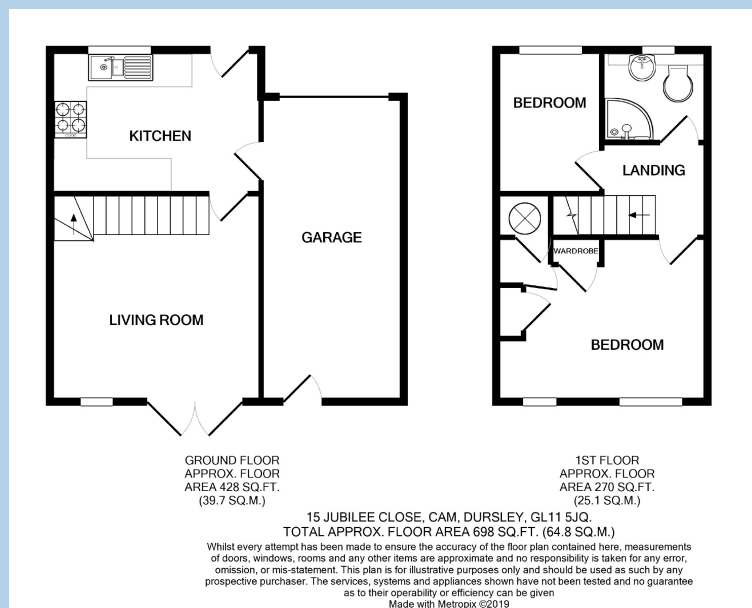
Council Tax Band: 'B' (£1426.96 payable)

FINANCIALLY 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.



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.