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10b Chapel Street, Cam, Dursley,  
GL11 5NU

Asking Price  
£365,000



MODERN DETACHED BUNGALOW SET IN CUL-DE-SAC FOR THE OVER 60S, EASY ACCESS FOR AMENITIES, ENTRANCE HALL, FITTED KITCHEN, LOUNGE/DINING ROOM, SHOWER ROOM, TWO BEDROOMS, GARAGE, ATTRACTIVE ENCLOSED LOW MAINTENANCE GARDEN, PARKING, MUST BE SEEN. EPC C

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

# 10b Chapel Street, Cam, Dursley, GL11 5NU

## SITUATION

This extremely well located detached bungalow was constructed in this small cul-de-sac of five bungalows for the over 60s in Cam village centre. The property is well located within moments of amenities including Post Office, Tesco supermarket, cafe, hairdresser and doctors and dentist surgeries. The adjoining town of Dursley has a wide range of shopping facilities including 18 hole golf course at Stinchcombe Hill, swimming pool, library and gym. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and adjoining M5/M4 motorway network. Cam has a park and ride rail 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. Continue straight across at the first and second mini-roundabouts and on the third mini-roundabout proceed down the incline off the second exit to the next roundabout with Tesco supermarket opposite. Take the third exit into Chapel Street and the property will be found after approximately 100m on the right hand side.

## DESCRIPTION

This attractive detached bungalow was purpose built by an award-winning local builder E C Billett in the late 1990s as a small select cul-de-sac of five properties designated for the over 60s in this ideal location in the village centre. The property is offered with no onward chain and comprises: entrance hall, spacious living room with patio doors onto garden, fitted kitchen, two bedrooms and shower room. There is a block paved area to the front of the property and tarmac driveway to garage and the attractive low maintenance rear garden. Properties of this type rarely become available and we suggest viewing at your earliest opportunity.

## 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).



## ENTRANCE HALL

Having part glazed front door, radiator, two built-in cupboards and laminate flooring.

## LOUNGE/DINING ROOM 5.97m x 3.75m max (19'7" x 12'3" max)

Having patio door to rear, fireplace with marble insert and hearth, double radiator and laminate flooring.

## KITCHEN/BREAKFAST ROOM 3.20m x 3.07m (10'5" x 10'0")

Having a range of wall, tall and base units with laminated work surfaces over, radiator, electric cooker point, double glazed window to front, Space for table, wall mounted Worcester boiler supplying radiator central heating and domestic hot water.

## BEDROOM ONE 3.74m x 3.20m (12'3" x 10'5")

Having double glazed window to rear, good range of fitted wardrobes with drawer unit, bedside cabinets, radiator and laminate flooring.

## BEDROOM TWO 3.00m x 3.00m narrowing to 2.19m (9'10" x 9'10" narrowing to 7'2")

Having double glazed window and fitted wardrobe and laminate flooring.

## SHOWER ROOM

Having low level suite with wash hand basin, WC, shower cubicle with mixer shower, radiator and double glazed window.

## EXTERNALLY

To the front of the property a shared driveway gives access to the front garden which is low maintenance garden with block paved area, shrub border and enclosed to the front by walling. There is a tarmac parking area, which leads to attached GARAGE 5.40m x 2.74m having up-and-over door, personal door to rear, power and light. A block paved pathway leads to the side of the property via pedestrian gate and on to the attractive rear garden



which is enclosed with block paved pathway, paved patio, raised deck area, border with a good range of shrubs and is enclosed to the rear and side by attractive walling.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are connected. Gas fired radiator central heating.

There is an age restriction of over 60s.

Driveway is owned by all five properties with no known maintenance charges, but an agreement to maintain when necessary.

The property is subject to Probate - application already lodged.

Broadband: Not connected.

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
We understand that the water is metered.

## 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.

