



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 70 (Current), 90 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: A (Current), B (Potential)

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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.

21 Shutehay Drive, Cam, Dursley,  
GL11 5UU

Asking Price  
**£255,000**



WELL PRESENTED SEMI-DETACHED BUNGALOW IN POPULAR CUL-DE-SAC LOCATION, WITHIN WALKING DISTANCE OF AMENITIES, COMPRISING: ENTRANCE HALLWAY, SPACIOUS LIVING ROOM, FITTED KITCHEN WITH BREAKFAST BAR, TWO BEDROOMS, SHOWER ROOM, CONSERVATORY, LANDSCAPED GARDENS WITH ATTRACTIVE SITTING AREAS, DRIVEWAY PARKING AND DETACHED GARAGE, ENERGY RATING: C

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# 21 Shutehay Drive, Cam, Dursley, GL11 5UU

## SITUATION

This property is situated in the sought after location of Shutehay Drive, which is off Manor Avenue in Cam. The property is conveniently located within a few minutes walk of the village centre which has a range of facilities including: Tesco supermarket, independent retailers, chemist and hardware store. Cam also has both doctors and dentists surgeries and a choice of three primary schools, along with public houses. The nearby town of Dursley offers a wider range of shopping facilities and community facilities including: sports centre, eighteen hole golf course, and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the National Rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline and take the first turning on the left into Manor Avenue, proceed taking the third turning on the right into Shutehay Drive, proceed for approximately 200 metres and the bungalow will be found on the left hand side.

## DESCRIPTION

This well presented semi-detached bungalow was constructed in the mid 1980's and is in an excellent location with a short walk to Cam village centre and its facilities. The accommodation comprises: entrance hallway, good size lounge leading on to inner hallway, followed by a fitted kitchen, shower room, two bedrooms and a conservatory, a nicely landscaped rear garden offers external space for relaxing. The property has a driveway with parking leading to a garage, which is of an older construction. However, if this was removed it would provide further parking space.

## 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 PORCH

Having double glazed front door, space for coats and leading to:

### LIVING ROOM 4.37m x 2.99m (14'4" x 9'9")

Having attractive double glazed window to front, double radiator.

### INNER HALL

Having inset ceiling spotlights, airing cupboard housing hot water tank and access to loft space.

### KITCHEN 3.5m x 1.9m (11'5" x 6'2")

Having a range of modern wall, tall and base units with solid oak work surfaces over and breakfast bar, ceramic sink and drainer unit, plumbing for washing machine, space for fridge/freezer and freestanding oven with extractor over, double glazed window to side providing ample light, wall mounted boiler supplying radiator central heating and domestic hot water.

### SHOWER ROOM

Having shower cubicle with electric shower, wash hand basin, WC, double glazed window and radiator.

### BEDROOM ONE 3.4m x 2.27m (11'1" x 7'5")

Having double glazed window to rear and radiator.

### BEDROOM TWO 2.73m x 2.06m (8'11" x 6'9")

Having radiator and French doors leading to:

### CONSERVATORY 2.35m x 1.99m (7'8" x 6'6")

Having double glazed French doors to rear.

### EXTERNALLY

To the front of the property is a neat lawn area with steps

to the front door, at the side of the property is a driveway with ample off street parking and leading to the freestanding garage. At the rear of the property is a low maintenance landscaped garden with patio areas and ornamental pond and gravel area.

## AGENTS NOTE

All mains services are believed to be connected  
Gas fired radiator central heating  
Tenure: Freehold  
Council Tax Band: 'B'  
The garage is of an older construction and we understand could potentially contain a combination of concrete and asbestos content.  
Broadband: Fibre to the Cabinet  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

