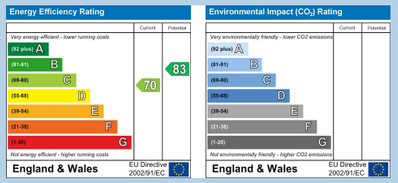
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

82a Draycott, Cam, GL11 5DH

Price Guide
£460,000

DETACHED THREE BEDROOM HOME WITH NO ONWARD CHAIN IN SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF VILLAGE, TWIN GARAGE PLUS LARGE DRIVEWAY, TUCKED AWAY LOCATION, GOOD SIZED GARDEN TO REAR, ENTRANCE HALLWAY, CLOAKROOM/3RD WC, OPEN PLAN KITCHEN/DINER, STUDY/OFFICE, LIVING ROOM, CONSERVATORY/3RD RECEPTION, THREE FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, GOOD SIZED REAR GARDEN WITH BRICK STORAGE SHED, SCOPE TO EXTEND (SUBJECT TO PLANNING). ENERGY RATING: C.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

propertymark

82a Draycott, Cam, GL11 5DH

SITUATION

The property is situated on the outskirts of Cam within a few minutes drive of the A38 and less than one mile to the park and ride railway station at the nearby Box Road. The railway station provides regular services to Gloucester and Bristol with connections to the National Rail Network. Cam village is approximately one mile distance and offers a growing range of facilities including Tesco supermarket, independent retailers, doctors and dentist surgeries. Cam has a choice of three primary schools, whilst the nearby town of Dursley has the Rednock Comprehensive School together with a wider range of shops, Sainsbury's supermarket and recreational facilities including swimming pool and golf course at Stinchcombe Hill.

DIRECTIONS

If travelling from Dursley proceed north west out of town on the A4135 until reaching the village of Cam, proceed on the A4135 out of the village passing the Shell Garage on the left hand side and after a further half a mile turn right into a small service road just prior to the bridge with the M5, turn left and the property will be found on the right hand side.

DESCRIPTION

This property has been in the same ownership for over five years with the current owners adapting the property in creating an open plan kitchen/diner, creating a welcoming family room with high quality fitted kitchen with innovative storage cupboards. The property has ample reception areas overlooking to pleasant gardens to rear. Internally, the property briefly comprises: entrance hallway with cloakroom, open plan kitchen/diner, reception/office, living room and conservatory. There is access to one of the twin garages from the kitchen/diner. On the first floor there are three bedrooms, master having en-suite shower room and further family bathroom. Externally there is a good sized rear laid to lawn garden with brick storage shed. The property has ample parking to front with access to twin garage. The property further benefits from gas central heating (new boiler installed 2021) and double glazing. Due to the size of the garden, there is also scope to extend (subject to planning permission).

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).

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Double glazed door and window to front, under stair storage cupboard, radiator, stairs to first floor.

CLOAKROOM

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

KITCHEN/DINER 5.65 x 3.52 narrowing to 3.15 (18'6" x 11'6" narrowing to 10'4")

Fitted kitchen with base and wall units, roll top laminate work surface over, composite one and half bowl sink and drainer, gas Range cooker, hood over, integrated dishwasher, radiator, space and plumbing for washing machine, space for tall standing fridge freezer, double glazed sliding door and window to garden, door to garage.

LIVING ROOM 4.50 x 4.26 (14'9" x 13'11")

Double glazed French doors to conservatory, double glazed window to side, fireplace with woodburner, radiator, opening into:

RECEPTION/OFFICE 3.05 x 3.04 (10'0" x 9'11")

Double glazed window to front, radiator.

CONSERVATORY 3.71 x 3.38 (12'2" x 11'1")

Double glazed French doors and windows to garden, radiator.

ON THE FIRST FLOOR

LANDING

Storage cupboard, access to loft space.

BEDROOM ONE 4.30 (max) x 4.28 narrowing to 3.06 (14'1" (max) x 14'0" narrowing to 10'0")

Double glazed window to front, range of fitted storage cupboards, radiator, door to:

EN-SUITE SHOWER

Walk in shower with rainfall mixer, combination WC and wash hand basin, heated towel rail, double glazed roof light.

BEDROOM TWO 4.95 x 2.57 (16'2" x 8'5")

Dual aspect double glazed windows to front and rear, two radiators.

BEDROOM THREE 2.92 x 2.20 (9'6" x 7'2")

Double glazed window to front, radiator.

FAMILY BATHROOM

Bath with mixer shower, combination WC and wash hand basin, double glazed window to rear, heated towel rail.

EXTERNALLY

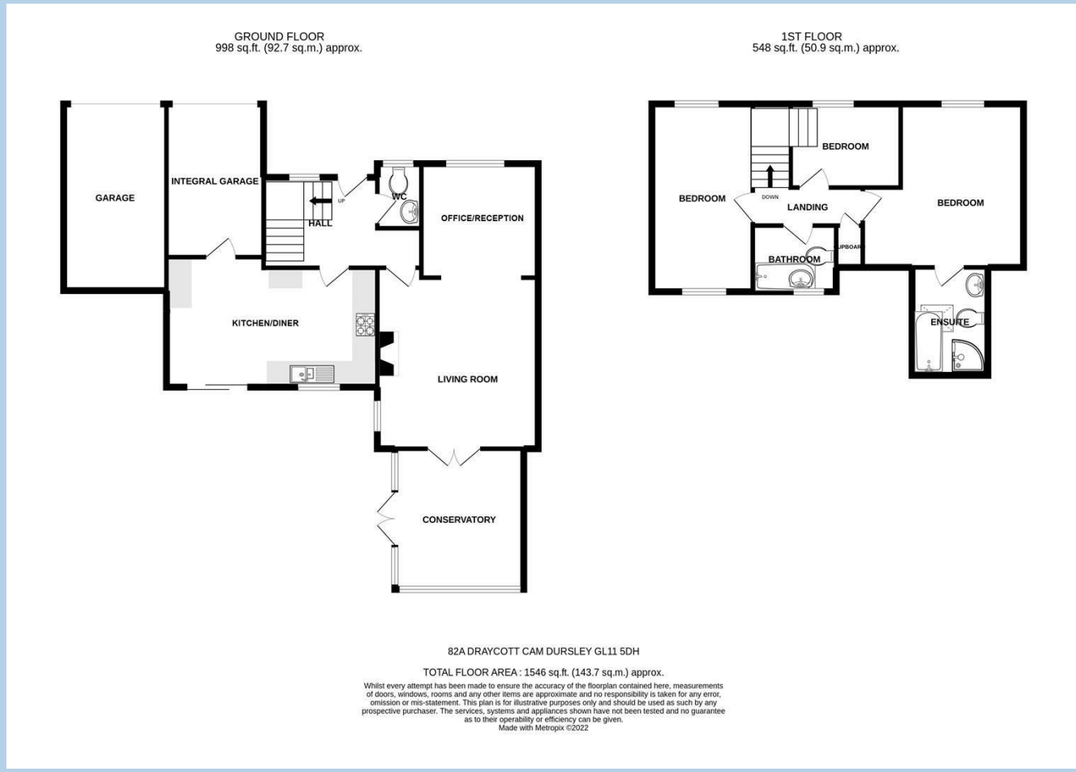
The rear garden is a good size and offers a large flagstone patio seating area leading to large laid to lawn garden. The rear garden benefits from brick storage shed, greenhouse, flower borders, various shrubs and trees and is enclosed by wood panel fencing. There is side access to front which has twin garages (3.77m x 2.58m and 4.86m x 2.60m). Both garages have front up and over doors to front, light and power, the right hand garage has access to loft space offering further storage. The brick paver driveway offers parking for a number of vehicles. The driveway is accessed over a small shared concrete driveway shared with one other neighbouring leading to the driveway for 82a.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected. Gas central heating.
Council Tax Band: E
The property is accessed via a small shared driveway with one other neighbour leading to large privately owned brick paved driveway.
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
The property is currently tenanted and notice has already been served.

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.