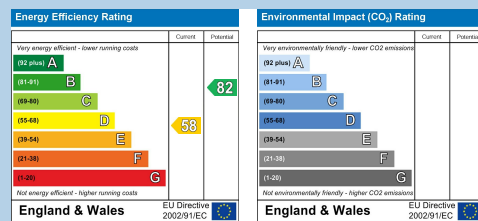


Total area: approx. 55.8 sq. metres (600.2 sq. feet)



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29 Chapel Street Dursley GL11 5NX Offers In The Region Of  
**£240,000**



THIS CHARACTERFUL COTTAGE IS SITUATED IN CHAPEL STREET, CAM, OFFERING A PERFECT BLEND OF TRADITIONAL CHARM AND MODERN CONVENIENCE. HAVING SPACIOUS OPEN PLAN LIVING SPACE ON THE GROUND FLOOR AND TWO DOUBLE BEDROOMS AND BATHROOM ON THE FIRST FLOOR. EXTERNALLY AN ENCLOSED COURTYARD LEADS TO THE FRONT PORCH, A SEPARATE PATHWAY PROVIDES ACCESS TO THE 100FT REAR GARDEN WITH SMALL PRIVATE COURTYARD, LAWNED AREA AND VERSATILE UTILITY/LAUNDRY SHED AND OUTDOOR WC, MUST BE SEEN TO BE TRULY APPRECIATED. GAS CENTRAL HEATING, COUNCIL TAX BAND B, EPC D

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## 29 Chapel Street, Dursley, GL11 5NX

### SITUATION

29 Chapel Street is situated in this most convenient location within a few minutes walk of Cam village centre and its amenities. Within walking distance is a Tesco supermarket, cafes, post office, chemist, independent retailers and both doctors and dentist surgeries. The adjoining town of Dursley has a wider range of facilities including Sainsburys supermarket, swimming pool, sports hall and library. There is a Park and Ride railway station in Box Road on the outskirts of Cam with regular services to Gloucester and Bristol with connections to the national rail network.

### DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across the first and second mini roundabouts, at the third mini roundabout take the last exit and proceed down the incline into Cam village, at the roundabout take the third exit into Chapel Street and continue for approximately two hundred and fifty metres and the property will be found on the left hand side.

### DESCRIPTION

This delightful characterful cottage presents a wonderful opportunity for those seeking a home with both charm and potential. The property boasts a spacious open plan kitchen, dining and lounge, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. On the first floor are two good size double bedrooms and bathroom. Externally the property is accessible via steps to the front and courtyard leading to the attractive open fronted porch and door. A side access pathway leads to the larger than average rear garden and utility brick store and outdoor WC.

One of the standout features of this property is the impressive 100ft private rear garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, a brick utility shed provides extra storage, making it easy to keep your outdoor space tidy and organised.

Situated close to local amenities in Cam, residents will benefit from easy access to shops, schools, and other essential services, enhancing the convenience of daily life.

This character property is not just a home; it is a canvas for your imagination, ready to be transformed into your dream space. Whether you are looking to invest or settle down, this cottage offers a unique blend of character, potential, and location. Do not miss the chance to make this charming property your own.

### 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).

#### LOUNGE 4.58m x 3.38m through to kitchen 8.73m (15'0" x 11'1" through to kitchen 28'7")

On entering via the front porchway this inviting open plan space offers a cosy feel, having dual aspect windows to front and rear, radiator and stairs to first floor, additional space beneath the stairs provides open plan storage space, and opening leads to:

#### KITCHEN/DINER 3.95m x 2.30m (12'11" x 7'6")

With cream shaker style wall and base units with laminate worktop over offering a truly cottage feel with built-in oven, four ring gas hob with extractor over, sink unit with drainer, plumbing for integral dishwasher (current unit not running), space for fridge freezer and pantry cupboard. The double glazed window to side and additional double glazed window and partially glazed door to rear offer an exceptionally light and airy feel, quarry tiled flooring leads to the neat dining area for entertaining.

### ON THE FIRST FLOOR

#### LANDING

Access to loft space leading to:

#### BEDROOM ONE 3.75m max x 2.72m (12'3" max x 8'11")

Double glazed window to front, built-in wardrobes and radiator.

#### BEDROOM TWO 3.43m max x 3.01m max (11'3" max x 9'10" max)

Double glazed window to rear, useful built-in storage cupboard and radiator.

### BATHROOM

White suite comprising bath with shower over, WC, vanity wash hand basin, airing cupboard housing Worcester boiler, double glazed window to side and partially tiled walls.

### EXTERNALLY

Set back from the road this attractive stone fronted property is accessed via several short steps leading to the front enclosed courtyard with space for sitting and watching the world go by, enclosed by attractive wrought iron railings and gate. A separate pathway leads to the side providing external access to the unusually large rear garden, with small private courtyard area and leading to additional facilities to include: OUTDOOR LAUNDRY/OUTBUILDING & SEPARATE WC. A short pathway leads beyond to a 'gem' of a garden, currently a blank canvas for anyone looking to put their own stamp on it. Having good size patio area for al fresco dining and leading to good size lawned area sectioned by trees and a concrete pathway edged by fencing and wall.

#### LAUNDRY/UTILITY SHED 3.09m x 2.72m

This versatile space has possibilities, currently used as a laundry and storage room, having plumbing for washing machine, with power and lighting and single glazed window to side, a separate WC sits to the side.

### AGENT NOTES

Tenure: Flying Freehold over neighbouring property - landing & part of second bedroom

Services: All main services are believed to be connected

Council Tax Band: B

Rights of way: pedestrian right of way from side to rear for neighbouring property (neighbour has confirmed is

nolonger in use due to extension)

Flood risk area and flooded in last 5 years: no

Conservation area: no

Cladding: no

Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### VIEWING

By appointment with the owner's sole agents as over.

### 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.

