



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		60	66			57	65
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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High Views, 19 Parkland Road, Cam, GL11 5RP

Price

£350,000



MODERN FOUR BEDROOM DETACHED HOUSE
IN EXTREMELY POPULAR LOCATION WITH VIEWS
ENTRANCE HALL - LIVING ROOM - SEPARATE DINING ROOM
MODERN FITTED KITCHEN - CLOAKROOM/2ND WC
FOUR FIRST FLOOR BEDROOMS - LARGE FAMILY BATHROOM WITH
BATH AND SHOWER CUBICLE - GAS CENTRAL HEATING - DOUBLE GLAZING
ATTRACTIVE PART WALLED GARDEN - PARKING - GARAGE
ENERGY RATING D

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SITUATION

High Views occupies a delightful position at the end of this sought after cul de sac. It enjoys panoramic views to the rear over local hills including Cam Peak and Longdown with distant views towards The Malverns, Mayhill and the Severn Estuary. A range of facilities are available in the nearby centres of Cam and Dursley, including supermarkets, numerous independent retailers, doctors and dentist surgeries, Vale Hospital, swimming pool and library. Dursley and Cam Park and Ride railway station has regular services to Gloucester and Bristol with connections to the national rail network.

DIRECTIONS

From the centre of Dursley proceed out of town on the A4135 (Kingshill Road). Continue over the first two mini roundabouts and after the second roundabout take the first turning on the right into Woodview Road and first right again into Parkland Road. Continue to the end of the cul-de-sac and High Views is the last but one property on the left hand side.

DESCRIPTION

This four bedroom detached house is situated on the popular Parkland Road area of Norman Hill and was constructed approximately 45 years ago. The property is towards the head of this cul-de-sac and is directly opposite green space/recreation ground and to the rear has outstanding views over the rooftop towards the Severn Vale and Cam Peak/Cam Longdown. The property provides spacious four bedroom accommodation and the current owners have carried out numerous work including the replacement of the kitchen, the replacement of most of the windows and doors and bathroom, the installation of a gas fired central heating boiler and the re-designing of the garden. The property is accessed via a driveway providing parking space leading to the garage. The front garden is open plan and laid to lawn with pedestrian access leading to the rear garden which is enclosed by tall walling to the rear and fencing to either side with patio area, decking and summerhouse. The property is accessed via recessed entrance porch. Entrance hall having attractive wood flooring and giving access to cloakroom/wc. To the front of the property there is a good size living room with picture window and this, in turn, gives access to the dining room which also has a large picture window with extensive views. Also on the ground floor

can be found the modern fitted kitchen which has a range of built-in appliances. On the first floor there are four bedrooms, good size bathroom which includes panelled bath and large shower cubicle. The property must be seen to be fully appreciated and would suggest viewing at your earliest opportunity.

ON THE GROUND FLOOR

RECESSED PORCH

With gas meter and uPVC frame double glazed door and side screen to:

ENTRANCE HALL

Having double radiator and under stairs cupboard with electricity meter and wood flooring.

CLOAKROOM

Having modern suite with wc, vanity washbasin and uPVC frame double glazed window.

LOUNGE 4.56m x 4.21m (15'0" x 13'10")

Having uPVC frame double glazed window to front, double and radiator.

DINING ROOM 3.32m x 2.86m (10'11" x 9'5")

Having double radiator and uPVC frame door and extensive window enjoying view to the rear.

KITCHEN 3.28m x 2.52m (10'9" x 8'3")

Having a range of modern shaker style wall and base units with laminated round edge work surfaces over incorporating inset stainless steel gas hob with cooker hood over, built-in oven, plumbing for automatic washing machine, integrated dishwasher, integrated fridge/freezer, stainless steel sink unit, tiled flooring, double glazed window to rear and door to side.

ON THE FIRST FLOOR

LANDING

With uPVC frame double glazed window to side, radiator, large airing cupboard with Worcester combination boiler and access to insulated roof space.

BEDROOM ONE 4.1m (nar to 3.44m) x 2.87m (13'5" (nar to 11'3" x 9'5")

Having radiator and uPVC frame double glazed window enjoying panoramic views to rear and fitted mirror fronted wardrobes.

BEDROOM TWO 3.8m (nar to 3.13m)x 3.08m (12'6" (nar to 10'3" 10'1")

Having uPVC frame double glazed window to front and double radiator. Range of fitted wardrobes.

BEDROOM THREE 3.09m x 2.42m (10'2" x 7'11")

Having double radiator, uPVC frame double glazed window to front and deep fitted over stair cupboard.

BEDROOM FOUR 2.85m x 2.26m (9'4" x 7'5")

Having uPVC frame double glazed window to side and radiator.

BATH/SOWER ROOM

Having modern white suite comprising pedestal wash-hand basin, low level wc, panelled bath, large shower cubicle with mixer shower, attractive matching wall and floor tiling, double glazed window to rear, stainless steel ladder towel rail and shaver point.

EXTERNALLY

To the front of the property the garden is open plan and laid to lawn with shrub borders and pedestrian path leading to front door and driveway with parking leading to GARAGE (5.13m x 2.5m) having up and over door, pedestrian gateway leads to the side of the property to the rear garden which is laid to lawn with patio, decked seating area with lighting, SUMMERHOUSE with power and light, outside tap, outside light. The garden is enclosed by attractive stone walling to rear and fencing to either side with extensive views.

AGENTS NOTES

All main services are connected to the property. Gas fired radiator central heating.

Tenure: Freehold.

Council Tax Band: D (£1,664.80 payable)

VIEWING

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

