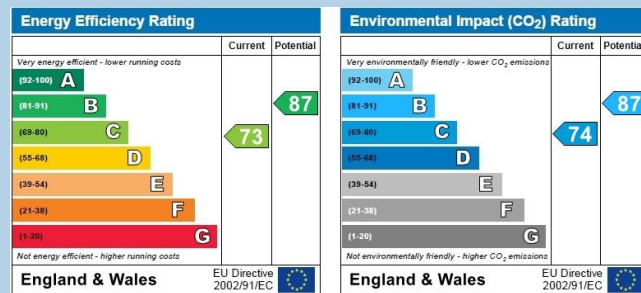


37A Marlstone Road, Cam,
GL11 5SA

Asking price
£249,000



OFFERED WITH NO ONWARD CHAIN
WELL PRESENTED DETACHED THREE BEDROOM RESIDENCE
ON POPULAR NORMAN HILL DEVELOPMENT
EASY MAINTAINED GARDENS - PARKING
ENTRANCE HALL - CLOAKROOM - LOUNGE WITH DOUBLE DOORS TO GARDEN
FITTED KITCHEN/BREAKFAST ROOM
THREE FIRST FLOOR BEDROOMS - FAMILY BATHROOM
A VIEWING IS ESSENTIAL TO APPRECIATE THE WELL LAID OUT ACCOMMODATION
ENERGY RATING C



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. 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.

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SITUATION

The property is located on the extremely popular Marlstone Road which is in the Norman Hill area of Cam. Marlstone Road is within a few minutes drive of Cam village centre which has a growing range of facilities including: Tesco supermarket, doctors and dentist surgeries and a choice of three primary schools. The adjoining town of Dursley has comprehensive schooling along with a wider range of shopping facilities. Dursley and Cam are well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and adjoining M5/M4 motorway network.

DESCRIPTION

This three bedroom detached house is situated in the ever favoured Marlstone Road cul-de-sac. The property has easy managed gardens and benefits from paved parking to the front. The accommodation briefly comprises: entrance hallway with ceramic tiled flooring and useful cloakroom with low level wc and wash hand basin. The kitchen/breakfast room is well fitted and includes all built-in appliances including washing machine. The lounge has double doors opening out on to the garden area and benefits from two windows making it a light and airy room. There are three first floor bedrooms and a family bathroom and the property benefits from gas central heating and is well insulated. There is

garden area to three sides and paved parking to the front.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across first and second mini roundabouts, continue taking the first turning on the right into Woodview Road, proceeding for approximately five hundred metres, taking the second turning on the left into Marlstone Road No 37A is on the right hand side.

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

With double glazed door, ceramic tiled flooring, radiator, thermostat, useful under stairs cupboard with light and stairs to first floor.

CLOAKROOM

With ceramic tiled flooring, low level wc, pedestal wash hand basin, extractor fan, double glazed window and radiator.

KITCHEN/BREAKFAST ROOM

4.48m x 3.39m (14'8" x 11'1")
Fitted with a range of wall and floor units and having ample work surfaces over, built-in fridge, freezer, dishwasher and fan

assisted electric oven with four burner gas hob and extractor hood, one and a half bowl stainless steel sink with mixer tap, 'Ideal' gas fired combination boiler, tiled splash back, radiator and ceiling down-lighters, double glazed window to front, double glazed door to garden.

LOUNGE 5.42m x 3.30m (17'9" x 10'10")

With laminate flooring, double glazed windows to side and rear, radiator, tv point, telephone point, double glazed doors to garden.

ON THE FIRST FLOOR

Landing with double glazed window to side, access to insulated loft space with light.

BEDROOM ONE 3.55m max. x 2.55m (11'8" max. x 8'4")

'L' shaped room with sloping ceiling with Velux double glazed roof light, radiator.

BEDROOM TWO 2.82m x 2.40m (9'3" x 7'10")

With double glazed window, radiator, telephone point.

BEDROOM THREE 2.46m x 2.02m max. (8'1" x 6'8" max.)

With sloping ceiling, fitted Velux double glazed roof light, double wardrobe with hanging rail and shelf, radiator.

BATHROOM 2.39m x 1.55m plus recess (7'10" x 5'1" plus recess)

Fitted with white suite comprising: panelled bath with Mira shower over, low

level wc, pedestal wash hand basin, tiled splash back, double glazed window, ladder radiator, ceiling down-lighters, extractor fan.

OUTSIDE

There is a paved area to the front providing parking and gated access both sides of the property giving access to the fully enclosed garden area which is laid out for easy maintenance, including raised beds, paved and gravelled areas which provide pleasant sitting areas. There is a useful garden SHED 8' x 6', outside light and tap. The gardens are well fenced.

AGENT'S NOTES

Council Tax Band C £1,544.54 payable.

The property is Freehold.

All mains services are believed to be connected.

VIEWING

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

SIGNATURE

I/We confirm that the contents of above sale particulars are correct.

Signed:.....

.....

Signed:.....

.....

Date:.....

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