

43 Marlstone Road, Cam, GL11 5SA

Asking price

**£280,000**



EXTENDED AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE - IN POPULAR AND SOUGHT AFTER LOCATION - BENEFITTING FROM PANORAMIC VIEWS TO FRONT - GARAGE PLUS AMPLE OFF ROAD PARKING - SMALL ENTRANCE PORCH - ENTRANCE HALLWAY - GOOD SIZED LIVING ROOM - OPEN PLAN KITCHEN/DINER - THREE FIRST FLOOR BEDROOMS - FAMILY BATHROOM - GROUND FLOOR SHOWER ROOM - ENCLOSED REAR GARDEN - NO ONWARD CHAIN - MUST BE SEEN  
ENERGY RATING D

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# 43 Marlstone Road, Cam, GL11 5SA

## SITUATION

This property is located in the popular and sought after area of Marlstone Road on Norman Hill in Cam. The house occupies a good sized plot with a spacious front and well proportioned rear garden with lovely views to the front overlooking the surrounding countryside. The property is well situated for a range of shopping facilities including: Tesco's supermarket in Cam and Sainsbury's supermarket in Dursley. The town also has a wider range of local retailers along with library, swimming pool and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools as well as secondary schooling at Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Cam is also well placed for commuting via the nearby A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first and second mini roundabouts. After the second mini roundabout proceed a further 300 metres taking the first turning on the right into Woodview Road and continue taking the second turning on the left into Marlstone Road and take the first turning on the right continuing on Marlstone Road and the property will be located shortly on the left hand side.

## DESCRIPTION

This property was constructed in the early 1970's and has been in the same ownership for the previous ten years. The current owners have improved and updated the property by creating an open plan kitchen/dining room and the addition of a newer shower room and upstairs bathroom. The property briefly comprises: entrance porch, entrance hallway, good sized living room, open plan kitchen/diner to the rear, downstairs shower room. On the first floor, there are three bedrooms and further family bathroom. Externally, there is a rear enclosed garden with pedestrian access to the garage, which has front up and over door leading to the driveway providing parking for numerous vehicles and a well presented rear garden. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.

## 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

With double glazed windows and UPVC door, tiled floor and door leading to:

## ENTRANCE HALLWAY

Stairs to first floor, radiator, under stairs storage cupboard and Worcester gas boiler.

## LIVING ROOM 7.02m x 3.73m narrowing to 3.04m (23'0" x 12'3" narrowing to 10'0")

Gas fireplace, double glazed window to front, radiator, extensively fitted shelving and cupboards.

## KITCHEN/DINING ROOM 5.44m max. x 3.92m narrowing to 2.73m (17'10" max. x 12'10" narrowing to 8'11")

Fitted kitchen with base and wall units, laminate work surface over, one and half bowl stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, space for tall standing fridge freezer, double electric oven, separate electric hob with extractor over, tiled floor and splash back, radiator, double glazed window to rear and double glazed sliding door to garden.

## SHOWER ROOM

Shower cubicle with electric shower, low level wc, pedestal wash hand basin with mixer tap, fully tiled floor and walls, electric towel radiator.

## ON THE FIRST FLOOR

## LANDING

With double glazed window to side.

## BEDROOM ONE 3.53m x 3.08m (11'7" x 10'1")

Double glazed window to rear, radiator, under eaves storage, full length built-in wardrobes.

## BEDROOM TWO 3.50m max. x 3.09m max. (11'6" max. x 10'2" max.)

Double glazed window to front, radiator, airing cupboard with hot water cylinder.

## BEDROOM THREE 2.59m max. over stairwell x 2.59m max. (8'6" max. over stairwell x 8'6" max.)

Double glazed window to rear, radiator, fitted storage cupboard over stairwell.

## EXTERNALLY

The rear garden has a pond, is laid to lawn with flagstone patio area and is fully enclosed by wood panelled fencing and hedging with attractive retaining walls. To the side of the property there is a further flagstone patio area with pedestrian door leading to the GARAGE (5.77m x 3.15m) has light and power, front up-and-over door leading to the driveway which provides numerous vehicular parking and attractive front garden.

## AGENT'S NOTE

Tenure: Freehold.

All mains services are believed to be connected.

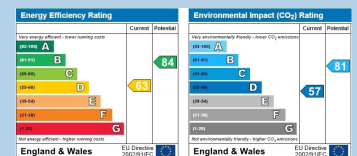
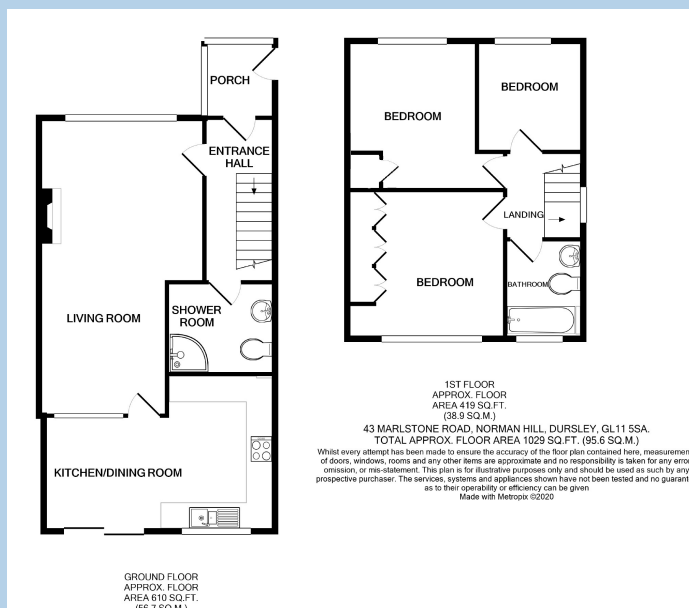
Council Tax Band C £1,630.82 payable.

## 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.



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