

42 Millbank, Cam, GL11 5PT

Asking price

£210,000



*** PLEASE CONTACT US FOR A VIRTUAL VIEWING *** TWO BEDROOM SEMI-DETACHED HOUSE IN SOUGHT AFTER LOCATION - CUL-DE-SAC POSITION - OFF-STREET TANDEM PARKING FOR TWO/THREE - CANOPY PORCH - ENTRANCE HALLWAY - LIVING/DINING ROOM - KITCHEN - TWO FIRST FLOOR BEDROOMS - MODERN SHOWER ROOM - REAR LANDSCAPED GARDEN - MUST BE SEEN - ENERGY RATING C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

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SITUATION

42 Millbank is located in this popular area on the outskirts of Cam village. Within walking distance is a range of shops including a Tesco superstore, post office along with a doctor's and dentist's surgery. Cam Hopton primary school is within a few minutes walk and secondary schooling can be found in the nearby market town of Dursley. Dursley town also offers a wider range of shopping facilities along with recreational facilities including Sainsburys supermarket, swimming pool, sports hall and 18 hole golf course. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible by the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 25 minutes rail travel respectively.

DIRECTIONS

If travelling into Cam village centre, continue along the A4135 and at the 'Tesco' roundabout, continue straight across onto Chapel Street and continue along this road onto Station Road and continue passed the Railway Inn on your left hand side as the road bears to the right onto Hopton Road. Along Hopton Road, take the first turning on the right hand side onto Millbank and take the next turning on the left. The property will be located shortly on the left hand side.

DESCRIPTION

This property has been in the same ownership for over three years and has been upgraded during that time and now benefits from a fitted shower room on the first floor, general decoration throughout and now a beautifully landscaped rear garden. Further benefits include a spacious fitted kitchen with separate living room, gas central heating, double glazing and driveway tandem parking for up to three vehicles. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.

THE ACCOMODATION

(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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor.

LIVING ROOM 3.65m narrowing to 2.39m x 4.88m (max) (12'0" narrowing to 7'10" x 16'0" (max))

Double glazed window to front and radiator.

KITCHEN 3.61m x 2.36m (11'10" x 7'9")

Fitted kitchen with base and wall units, roll top laminate work surface over, double electric oven with electric hob and hood over, stainless steel sink and drainer, Vaillant gas boiler, integrated under counter fridge and freezer and washing machine, radiator, tiled floor, double glazed window and door to garden.

ON THE FIRST FLOOR

LANDING

Radiator, double glazed window to side, access to loft space.

BEDROOM ONE 3.90m x 2.72m (max) (12'10" x 8'11" (max))

Double glazed window to front, radiator, built in wardrobe and further built in cupboard.

BEDROOM TWO 3.35m x 2.08m narrowing to 1.40m (11'0" x 6'10" narrowing to 4'7")

Double glazed window to rear, radiator.

SHOWER ROOM

Walk in dual mixer rainfall shower and glazed panel, vanity wash hand basin with mixer tap, low level wc, double glazed window to rear, heated towel rail.

EXTERNALLY

The rear garden is a particular feature of the property having been recently landscaped by the current owner. The property now has wooden decked area with attractive protective glass canopy over, flagstone patio area with steps and wooden cladded retaining wall and flower beds leading to the laid to lawn garden which is fully enclosed by wood panel fencing. The garden further benefits from hard standing space for storage shed, pedestrian access to the side of the property with tarmac driveway providing tandem parking for two/three vehicles leading to the front of the property which has further well presented laid to lawn garden.

AGENT'S NOTE

Tenure: Freehold

All mains services are believed to be connected.

Council Tax Band: B - (£1,479.22 payable).

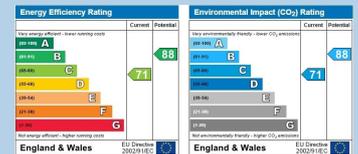
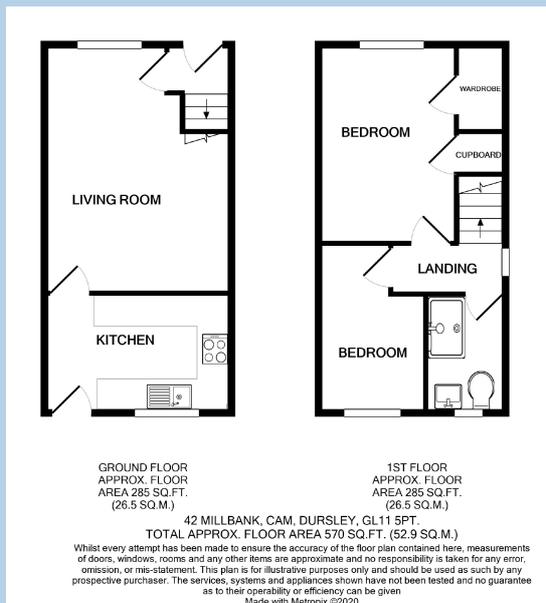
Energy Rating: C

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.



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.