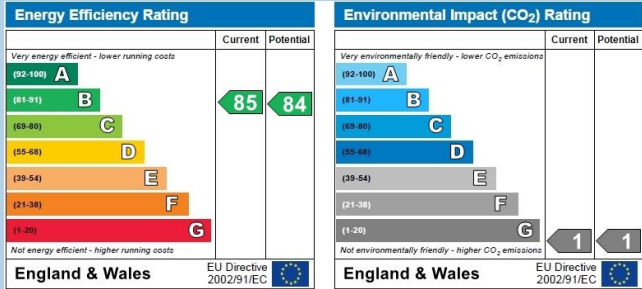


GROUND FLOOR
APPROX. FLOOR
AREA 886 SQ.FT.
(82.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 882 SQ.FT.
(82.0 SQ.M.)

PLOT 3 84-86 HIGH STREET, CAM, DURSLEY, GL11 5LH.
TOTAL APPROX. FLOOR AREA 1768 SQ.FT. (164.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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propertymark

Plot 3, 86 High Street, Cam,
Dursley, GL11 5LH

Asking price
£450,000



NEW BUILD DETACHED HOUSE SET ON PRIVATE ROAD CLOSE TO VILLAGE CENTRE - FOUR BEDROOMS - SPACIOUS LIVING ROOM - KITCHEN/DINING ROOM WITH RANGE OF BUILT-IN APPLIANCES - CLOAKROOM/FOURTH WC - FOUR DOUBLE BEDROOMS - MAIN AND SECOND BEDROOMS BOTH WITH EN-SUITE SHOWER ROOMS AND FITTED WARDROBES - FAMILY BATHROOM - INTEGRAL GARAGE - GARDENS SET ON PRIVATE ROAD - WITHIN WALKING DISTANCE OF VILLAGE AMENITIES - PREDICTED ENERGY RATING B

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

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sales@bennettjones.co.uk

Plot 3, 86 High Street, Cam, Dursley, GL11 5LH

DESCRIPTION

This select development is accessed via a private driveway leading to the spacious newly built houses. The property is finished to a good specification with gas central heating and many built-in appliances including: oven, microwave, fridge/freezer and dishwasher. Also included in the asking price are other extras: including floor coverings to all rooms with the principal rooms having carpets The accommodation is accessed via entrance hall leading to cloakroom/WC, there is spacious living room with French doors leading onto the garden, in addition there is large kitchen/dining room with integrated appliances also with French doors again overlooking the rear garden and a fitted utility room. On the first floor there are four double bedrooms, with both the main and second bedrooms having en-suite shower rooms, and in addition there is a family bathroom/fourth WC. A driveway with parking space for two/three cars leads to the integral garage. Properties of this type and in this position rarely become available and we would suggest viewing at your earliest opportunity.

SITUATION

Located in the heart of this popular village of Cam, the four individual detached houses are set on this private driveway in this extremely convenient location and within walking distance of village facilities; including Tesco supermarket, Post Office, doctors and dentists surgeries, chemist, café and pubs. The village also has a choice of three primary schools, and secondary schooling can be found in the nearby town centre of Dursley along with a wider range of facilities including: Sainbury's supermarket, library, swimming pool, gym and sports hall. Cam village has its own 'Park and Ride' railway station and is also within easy reach of the A38 which brings

the larger centres of Gloucester, Bristol and Cheltenham within easy commuting via the M5/M4 motorway network.

DIRECTIONS

If travelling from Dursley continue in a north westerly direction on the A4135 into the village of Cam, proceeding to the roundabout with Tesco supermarket directly opposite, taking the first exit into Cam High Street and continue passing Knapp Lane and then Woodend Lane on the left hand side and the entrance to the new houses will be found immediately on the right hand side.

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 HALL

Having stairs to first floor, composite front door, radiator and door to garage.

CLOAKROOM

Having wash hand basin and WC.

LIVING ROOM 5.36m x 3.48m (17'7" x 11'5")

Having double glazed window to front and side and radiator.

KITCHEN/DINING ROOM 6.45m x 3.41m (21'2" x 11'2")

Having a range of modern wall, tall and base units with quartz work surfaces over, inset hob, built-in oven and built-in microwave, integrated dishwasher, tall fridge/freezer, double glazed window to side and door to:

UTILITY ROOM 2.34m x 1.97m (7'8" x 6'6")

Having a matching range of wall and base units, inset sink unit, plumbing for automatic washing machine and space for tumble drier.

ON THE FIRST FLOOR

LANDING

Having attractive oak banisters, inset ceiling spot light's, access to loft space, airing cupboard housing pressurised hot water tank.

BEDROOM ONE 4.23m x 2.83m (13'11" x 9'3")

Having double glazed window, two built-in wardrobes radiator, door to:

EN-SUITE SHOWER ROOM

Having large shower cubicle, wash hand basin, WC.

BEDROOM TWO 3.91m (widening to 5.36m x 3.47m (12'10" (widening to 17'7" x 11'5")

Having double glazed window, built-in wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM

Having large shower cubicle, wash hand basin, WC.

BEDROOM THREE 3.5m x 2.84m (11'6" x 9'4")

Having double glazed window, built-in wardrobe and radiator.

BEDROOM FOUR 3.5m x 2.7m (11'6" x 8'10")

Having double glazed window, built-in wardrobe radiator.

FAMILY BATHROOM

Having large walk-in shower cubicle, 2 vanity wash hand basins, bath and WC .

EXTERNALLY

To the front of the property there is driveway with parking space for two/three cars, leading to INTEGRAL GARAGE 5.94m x 2.92m having electric up and over door, gas boiler, double glazed door to garden. A path gives acces to the rear garden which will be enclosed with large natural stone patio.

AGENT'S NOTES

All mains services will be connected.
Gas fired radiator central heating with boiler with pressurised system.
Floor coverings are included in the sale with carpet to the principal rooms.
Tenure: We understand the property will be Freehold.
Council Tax Band: to be agreed at point of first sale.
Warranty: The property will come with a 10 Year Global Building Warranty.
Driveway: The private driveway will be shared between seven properties and there will be a shared maintenance agreement, however, this area will be all newly tarmacked and should need very little maintenance for a number of years.

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.

SIGNATURE

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

Signed:.....

Signed:.....

Date:.....

