



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	64	77	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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propertymark

7 High Furlong, Cam,  
GL11 5UZ

Asking price  
**£299,000**



\*\*\*\* PLEASE CONTACT US FOR A VIRTUAL VIEWING \*\*\*\*

NO ONWARD CHAIN

SPACIOUS EXTENDED FOUR BEDROOM DETACHED HOUSE

CUL-DE-SAC LOCATION - GOOD SIZED GARDEN

ENTRANCE HALL - LIVING ROOM - KITCHEN/DINING ROOM - CONSERVATORY - UTILITY  
- CLOAKROOM/WC - FOUR BEDROOMS - FAMILY BATHROOM/SECOND WC - INTEGRAL  
GARAGE - GAS CENTRAL HEATING - ENERGY RATING D

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# 7 High Furlong, Cam, GL11 5UZ

## SITUATION

This spacious four bedroom link detached house is situated in the popular cul-de-sac of High Furlong, within a few minutes walk of Cam village centre. The village has a range of amenities including Tesco's supermarket, doctors and dentist surgeries, churches and public houses. Cam has a popular bowling green and the village has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham. The adjoining town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket, library, gym, swimming pool and 18 hole golf course. Commuting to the larger centres of Gloucester and Bristol is made easily accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135 Kingshill Road and continue straight across at the first and second mini-roundabouts. At the third mini-roundabout take the second exit and proceed down the incline taking the first turning left into Manor Avenue and continue for approximately 250 metres taking the second turning on the right into Addymore/High Furlong and bearing left into High Furlong and the property can be found at the head of the cul-de-sac on the right hand side.

## DESCRIPTION

This property was constructed approximately forty years ago and was subsequently extended to provide the current spacious accommodation. The property is accessed via entrance hallway leading to living room at the front of the property. At the rear of the property can be found a good sized kitchen/diner, which has an adjoining conservatory. In addition to the property has a utility with cloakroom/wc off and the integral garage is accessed from the utility room. On the first floor there are four bedrooms along with family bathroom/wc. The property is accessed via driveway providing parking space and leading to the garage. There is side pedestrian access leading to the good sized rear garden, which is laid to lawn and is enclosed by fencing.

## 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 part glazed front door, stairs to first floor, radiator and under stairs storage cupboard.

## LIVING ROOM 3.87m x 3.75m (12'8" x 12'4")

Having wooden fire surround with open fire, three wall light points and wooden double glazed window to the front.

## KITCHEN/DINING ROOM 5.75m x 3.00m (18'10" x 9'10")

Having a range of wall and base units with laminated round edge work surfaces over incorporating inset single drainer sink unit, electric cooker point, two further tall cupboards, plumbing for dishwasher, space for fridge, radiator and patio door to:

## CONSERVATORY 4.32m x 1.87m (14'2" x 6'2")

Having double glazed surround and double glazed door to rear.

## UTILITY ROOM 2.43m x 1.5m (8'0" x 4'11")

Having a range of wall units, work surface, plumbing for automatic washing machine, point for tumble dryer, radiator, part glazed door to rear and door to garage.

## CLOAKROOM

Having wash hand basin, wc and double glazed window to rear.

## ON THE FIRST FLOOR

## LANDING

With access to loft space, airing cupboard housing Ideal gas boiler supplying radiator central heating and domestic hot water.

## BEDROOM ONE 3.47m x 3.10m (11'5" x 10'2")

Having double glazed window and radiator.

## BEDROOM TWO 6.48m x 2.40m (21'3" x 7'10")

Having two radiators, dormer window to front, built in drawer cupboard.

## BEDROOM THREE 3.77m x 2.47m (12'4" x 8'1")

Having radiator and wooden double glazed window to front.

## BEDROOM FOUR 2.86m x 2.18m (9'5" x 7'2")

Having wooden double glazed window to front, radiator and built in cupboard.

## BATHROOM

Having low level suite comprising panelled bath with mixer shower over, wc, wash hand basin, radiator and shaver point.

## EXTERNALLY

To the front of the property a tarmac driveway provides parking space for two cars and leads to the integral GARAGE (5.59m x 2.54m) having up and over door, power and light and personal door to house. The front garden is laid to lawn and a pedestrian gateway leads to the side of the property and onto the good sized rear garden, which is laid to lawn and enclosed by hedge to rear and fence to sides and has outside light.

## AGENTS NOTE

Tenure: Freehold.

All mains services are connected.

Gas fired radiator central heating.

Council Tax Band: 'E' (£2,324.50 payable)

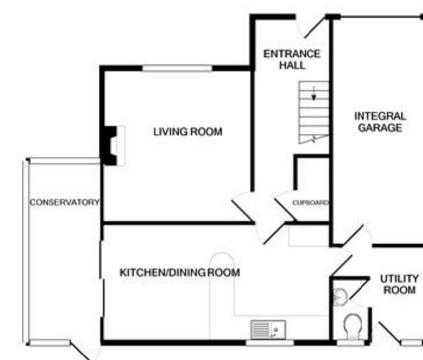
In 2012 the property had a subsidence claim, category 2, slight, which was caused by ground shrinking because of trees. This was carried out under insurance with trees removed and reduced in size and remedial works carried out to the property.

## 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.



7 HIGH FURLONG, CAM, DURSLEY, GL11 5UZ  
TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)  
While 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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