

23 Knapp Lane, Cam, GL11 5LS

DESCRIPTION

The property is situated in a central location to Cam village which has a growing range of facilities, including Tesco supermarket, post office, café, doctors and dentist surgeries. Cam has a choice of three primary schools and the property is within a short drive of Dursley Town Centre which has a wider range of shopping facilities along with secondary schooling. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and the property is well located for access to the A38 and the adjoining M5/M4 motorway network.

DIRECTIONS

If travelling from Dursley take the A4135 out of town in a north westerly direction, proceed straight across the first two mini roundabouts and at the third mini roundabout take the second exit and proceed down the incline to the Tesco roundabout, then take the first exit into Cam High Street and continue, taking the first turning on the left into Knapp Lane, then taking the first turning left the property can be found on the left 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

Having front door to side and double glazed window to front, radiator and stairs to first floor.

KITCHEN/DINER 3.79m maximum x 2.86m widening to 3.79m (12'5" maximum x 9'5" widening to 12'5")

Well proportioned fully fitted kitchen with wall and base units with worktop over, stainless steel sink and drainer, plumbing for automatic washing machine and dishwasher, space for oven with extract over, double glazed window to front and additional under stairs storage space.

LOUNGE/DINER 5.92m maximum x 4.84m maximum (19'5" maximum x 15'11" maximum)

Larger than average and well proportioned lounge area with additional dining space, with feature gas fire and wooden mantel over, radiator, leading to this unique dining area with large double glazed patio doors and glazed picture windows allowing an open plan feel with access directly out onto the garden and patio area.

ON THE FIRST FLOOR

LANDING

Providing access to bedrooms.

BEDROOM ONE 3.28m widening to 3.68m x 2.82m (10'9" widening to 12'1" x 9'3")

Having radiator and double glazed window to rear, built-in wardrobes.

BEDROOM TWO 2.93m x 2.86m (9'7" x 9'5")

Having radiator and double glazed window to front, built-in wardrobe with additional storage cupboard giving access to the loft ladder and converted attic room.

BEDROOM THREE 2.73m x 1.89m (8'11" x 6'2")

Double glazed window to rear and radiator.

BATHROOM

Having white bathroom suite comprising of white panelled bath with mains shower over, WC, wash hand basin, chrome ladder towel radiator, tiled throughout and double glazed frosted window to front.

ATTIC ROOM 4.76m x 3.31m (part height restriction) (15'7" x 10'10" (part height restriction))

With access from Bedroom Two via a pull down loft ladder, this unique room provides excellent additional space. The area houses the Vaillant boiler and has two skylights providing light, radiator

and lighting.

EXTERNALLY

To the front of the property there is a good sized grass area with a concrete pathway leading to the front door and a small patio area. To the rear of the property there is a patio area with artificial grass area edged with shrubs, there is a gravelled pathway leading to the garage rear door and rear gate leading to a further pathway where access to the front of the garage and parking can be found.

AGENTS NOTES

The property is Freehold. Council Tax Band C - £1,630.82 payable.

The property benefits from gas fired radiator central heating and double glazing.

All mains services are connected.

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.

