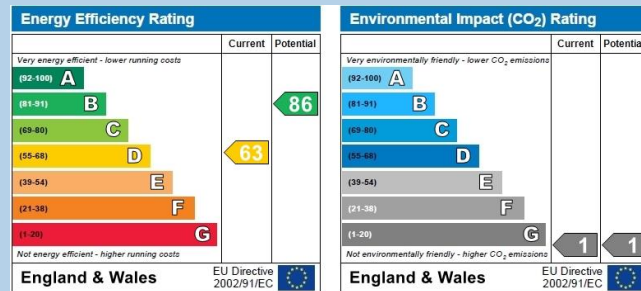


7 FAIRMEAD, CAM, DURSLEY, GL11 5JR.
TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

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

Asking price

7 Fairmead, Cam, GL11 5JR

£235,000



*** PLEASE CONTACT US FOR A VIRTUAL VIEWING ***
TWO BEDROOM SEMI-DETACHED BUNGALOW
IN CONVENIENT CENTRAL LOCATION IN CAM VILLAGE
ENTRANCE HALL - LIVING ROOM - KITCHEN - TWO BEDROOMS - SHOWER ROOM - CAR PORT - STORE - GARDENS TO FRONT AND REAR - AMPLE OFF ROAD PARKING - GAS CENTRAL HEATING - ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

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sales@bennettjones.co.uk

7 Fairmead, Cam, GL11 5JR

SITUATION

This property is located in Fairmead, which is a sought after area close to Cam village centre. Cam has a range of facilities including Tesco's supermarket, independent retailers, chemist and hardware store. The village also has both doctors and dentist surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities and community facilities including sports centre, 18 hole golf course and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the national rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135 Kingshill Road, proceeding straight across at the first and second mini-roundabouts, continue to the third mini-roundabout taking the second exit and continue down the incline for approximately 400m taking the first turning on the right hand side onto Fairmead and the property will be

located approximately 50m on the right hand side.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a meters on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE HALL

Having wooden front door and access to loft space.

LOUNGE 5.6m x 3.67m narrowing 3.32m (18'4" x 12'0" narrowing 10'11")

Having fireplace with coal effect gas fire and back boiler, patio door to rear and two radiators.

KITCHEN 4.01m x 2.23m (13'2" x 7'4")

Having a range of wall and base units, breakfast bar, inset gas hob with cooker hood over, stainless steel single drainer sink unit, built in oven, double radiator, double glazed window to rear and double glazed door to side.

BEDROOM ONE 3.06m x 2.9m (10'0" x 9'6")

Having double glazed window to front, radiator and a range of fitted wardrobes.



BEDROOM TWO 2.46m x 2.14m widening to 2.92m (8'1" x 7'0" widening to 9'7")

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

SHOWER ROOM

Having shower cubicle with electric shower, wc, wash hand basin, double glazed window to side and airing cupboard.

EXTERNALLY

To the front of the property the garden is laid to lawn with flower borders and shrubs. The driveway with parking, leads to the car port with parking and STORE/UTILITY SPACE (2.44m x 1.49m). To the rear of the property there is a terraced garden with upper patio area and enclosed by fencing with shrubs.

AGENTS NOTE

All mains services are understood to be connected.

Gas fired radiator central heating.

Council Tax Band: 'C' (£1,690.55 payable)

Tenure: Freehold.

The property is subject to Probate.

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.

