

32 Chapel Street, Cam, GL11 5NU

Asking price

£280,000



Attractive three/four bedroom cottage, close to popular village centre, many character features, entrance porch, spacious living room, kitchen/breakfast room, two first floor bedrooms, family bathroom, master bedroom on second floor with en-suite cloakroom, bedroom four/study, external utility with adjoining cloakroom/third WC, attractive enclosed gardens, virtual viewing available, energy rating E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

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DESCRIPTION

32 Chapel Street is situated in this popular area close to the village centre of Cam. The village has a range of facilities including: Tesco supermarket, café, doctors and dentists surgeries along with a choice of three primary schools. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and adjoining M5/M4 motorway network, Cam also has 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham with onward connections to the National Rail network. The adjoining town of Dursley has a wider range of facilities including: Sainsbury's supermarket, a good range of local retailers, library, swimming pool and secondary schooling.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across the first and second mini roundabouts, at the third mini roundabout take the last exit and proceed down the incline into Cam village, at the roundabout take the third exit into Chapel Street and continue for approximately two hundred and fifty meters and the property will be found on the right hand side.

DESCRIPTION

The cottage is thought to date back to the late Victorian period having rendered elevation with accommodation over three floors. The property is accessed via step leading to the front door and giving access onto the remainder of the terrace. The front door leads to an entrance lobby which in turn leads into the spacious living room with attractive feature cast iron fireplace and laminate wooden flooring with stairs to first floor, the lounge leads into the kitchen/breakfast room which is fitted with a good range of units with solid wood work surfaces and built-in appliances; there is space for a small dining table and the back door from the kitchen leads onto the back garden and in turn gives access to the utility room which has a range of units, sink unit, plumbing for washing machine and door to cloakroom/WC. On the first floor there are two bedrooms both of a reasonable size along with family bathroom, stairs lead to the second floor where there can be found the master bedroom with dormer window and en-suite cloakroom with WC and wash hand basin. In addition there is a fourth bedroom/study which overlooks the rear garden. The attractive enclosed rear garden must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

THE ACCOMMODATION

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

ENTRANCE LOBBY

Having double glazed front door, double glazed window to side.

LIVING ROOM 4.6m x 3.98m (15'1" x 13'1")

Having feature fireplace with painted wood effect surround with cast iron insert (not a working fireplace), laminate wood flooring, radiator, two wall light points, double glazed window to front, stairs to first floor.

UTILITY BLOCK 2.67m overall (1.8m) x 1.7m (8'9" overall (5'11" x 5'7"))

Having range of wall and base units, sink unit, plumbing for washing machine, door to CLOAKROOM having WC and wash hand basin

KITCHEN/BREAKFAST ROOM 3.94m narrowing to 3.47m x 2.69m (12'11" narrowing to 11'5" x 8'10")

Having a range of wall and base units with solid wood work surfaces over, inset enamel one and a half bowl single drainer sink unit, inset four ring gas hob with cooker hood over, built-in oven, inset ceiling spotlight, radiator, quarry tiled floor, double glazed window and door to rear.

ON THE FIRST FLOOR

Having stairs continuing to the second floor.

LANDING

With stairs to second floor.

BEDROOM TWO 3.98m narrowing to 2.77m x 3.23m (13'1" narrowing to 9'1" x 10'7")

Having double glazed window to front, radiator, cupboard.

BEDROOM THREE 4.06m x 2.2m (13'4" x 7'3")

Having double glazed window to rear, radiator.

BATHROOM

Having modern suite comprising: P shaped bath with mixer shower over, vanity wash hand basin with cupboard under, WC, double glazed window to rear, inset ceiling spotlights, stainless steel ladder towel rail.

ON THE SECOND FLOOR

LANDING

With built-in cupboard housing Vaillant combination boiler supplying radiator central heating and domestic hot water, exposed beam.

BEDROOM ONE 3.95m x 3.56m (13'0" x 11'8")

Having double glazed dormer window to front with window seat, under eaves storage space, radiator and exposed beam.

EN-SUITE CLOAKROOM

Having vanity wash hand basin, low level WC with concealed cistern.

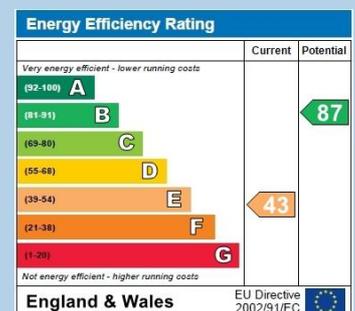
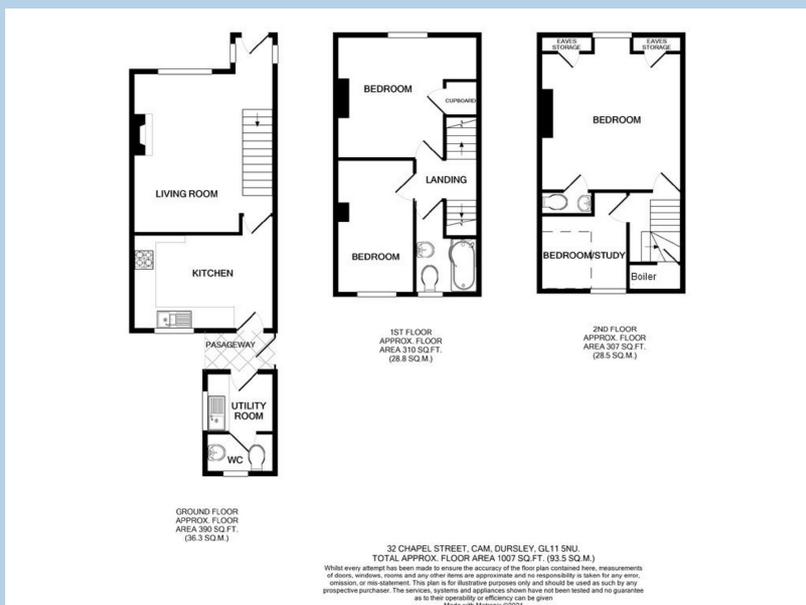
BEDROOM FOUR/STUDY 2.17m x 1.85m (7'1" x 6'1")

Having exposed beam, double glazed dormer window to rear and radiator.

EXTERNALLY

The property is accessed via step with wrought iron railings, a pathway leads to front and continues to the rear gate which is accessed between the main house and utility space; this pathway also gives access to the neighbouring properties and leads to the rear garden which is enclosed and laid to lawn with SHED/WORKSHOP, patio, flower borders, large garden BLOCK B.

AGENT'S NOTES



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.