

36 Rowley, Cam, GL11 5NT

Asking price

£275,000



Three bedroom semi-detached house - pleasant cul-de-sac position - in walking distance of shops - entrance hallway - lounge - spacious extensively fitted kitchen/diner - cloakroom - three good sized first floor bedrooms - bathroom - gas central heating - fully enclosed gardens to rear and side - garage plus driveway parking - viewing recommended - energy rating D

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SITUATION

This family home is situated in a pleasant position, tucked away in the a small cul-de-sac within walking distance of a range of local retailers along with Tesco supermarket. There is a choice of three primary schools in the village; two of which are within a short walk of the property. There are doctors and dental surgeries also within close proximity. The nearby old market town of Dursley has a range of shopping facilities along with recreational facilities including: swimming pool, sports hall, library and eighteen hole golf course. The town has comprehensive schooling at Rednock and the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and M5/M4 motorway network. Cam has a Park and Ride railway station with onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) continuing straight across at the first and second mini roundabouts. At the third mini roundabout take the second exit and proceed down the incline into Cam village. At the roundabout take the third exit into Chapel Street and continue for approximately 200m turning left into Rowley, continue around the right hand bend, the cul-de-sac is towards the end on the right hand side and number 36 is on the right hand side. Alternatively the property can be accessed off Station Road taking the first turning on the left.

DESCRIPTION

This property has been in the same ownership for over 22 years and has is currently well presented and decorated throughout. The property provides over 1,000 sq ft of internal accommodation with three double bedrooms, cloakroom/2nd WC, a good size kitchen/dining room, integral garage/work shop area. Further benefits include open fireplace to the living room, extensive double glazing and gas central heating. The property briefly comprises entrance hallway, living room, kitchen/dining room, small rear hallway/utility area, cloakroom and garage/workshop. On the first floor, there are three double bedrooms and family bathroom. Externally, there is an enclosed rear garden and driveway to front providing tandem parking for two vehicles.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door, radiator, thermostat, stairs to first floor, under stair storage cupboard, door to garage/workshop.

LIVING ROOM 3.95m x 3.95m (13'0" x 13'0")

Dual aspect double glazed windows to side and front, radiator, open fireplace.

KITCHEN/DINING ROOM 4.26m narrowing to 3.66m x 3.37m (14'0" narrowing to 12'0" x 11'1")

Fitted kitchen with base and wall units, roll top laminate work surface over, radiator, space for tall standing fridge freezer, integrated double electric oven, separate 5 ring gas hob with hood over, space and plumbing for dishwasher, one and half bowl sink and drainer, tiled splashback, inset ceiling spotlights, double glazed window to rear, door to:

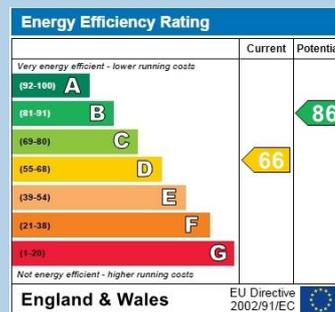
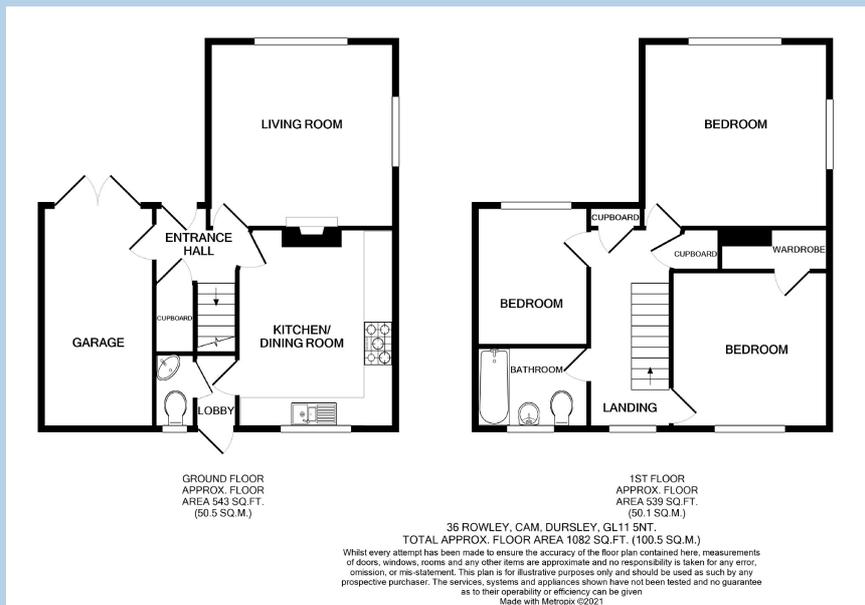
SMALL REAR HALLWAY/UTILITY

Double glazed door to garden, space and plumbing for washing machine, door to:

CLOAKROOM

Low level wc, radiator, wall mounted corner wash hand basin, double glazed window to rear.

ON THE FIRST FLOOR



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