

52 Ryder Close, Cam, GL11 5SG

Asking price

£330,000



Immaculately presented extended three bedroom detached bungalow, benefitting from complete refurbishment by current owners, good sized gardens to side and rear, stunning views of the countryside, recessed entrance porch, entrance hallway, kitchen, dining room opening into large living room to rear, three bedrooms, shower room, ample driveway parking leading to detached garage, energy rating D

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SITUATION

This immaculately presented detached bungalow occupies a sought after, end of cul-de-sac position in Ryder Close. The property is within a few minutes drive of Cam village centre which offers a range of facilities including: Tesco supermarket, post office, chemist, independent retailers, doctors and dentists surgeries. The centre of Dursley is approximately one mile distance and offers a wider range of facilities including: Sainsbury's supermarket and an interesting range of local shops together with swimming pool, library, fitness centre and bowling green. Cam has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 proceeding straight across at the first, second and third mini roundabouts, after the third mini roundabout take the first turning on the right into Woodview Road, continue, taking the third turning on the right onto Ryder Close, proceed for approximately one hundred metres taking the left hand turning, continuing onto Ryder Close proceed down the incline and take the first right and the property will be located on the left hand side at the end of the cul-de-sac.

DESCRIPTION

This property has been completely refurbished and modernised by the current owners. The property benefits from extension to rear, and during the current ownership has benefitted from new kitchen and shower room, flooring and decoration throughout. The property has been extended to the rear adding a through living/dining room. The property briefly comprises: recessed entrance porch leading to entrance hallway, three bedrooms, shower room, kitchen, dining room opening into living room; which benefits from fantastic views to the surrounding countryside. Externally, to the front of the property there is ample driveway parking leading to detached garage. The gardens are a particular feature of this property which are landscaped to rear, are laid to lawn and have a further side patio area. Properties in this location rarely become available and we would recommend a viewing at your earliest opportunity.

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).

RECESSED ENTRANCE PORCH

ENTRANCE HALLWAY

Radiator, tiled flooring, access to loft which has loft ladder, is part boarded and insulated and has loft light.

KITCHEN 3.01m x 2.70m (9'11" x 8'10")

Fitted kitchen with base and wall units with roll top laminated work surface over, integrated Neff dishwasher, integrated tall fridge/freezer, integrated washer/dryer, electric oven and grill, and separate Neff electric hob with hood over, one and a half

bowl stainless steel sink and drainer, double glazed window and door to side, Worcester boiler in cupboard, radiator.

DINING ROOM 3.11m x 3.07m (10'2" x 10'1")

Double glazed window to side, radiator, opening into:

LIVING ROOM 3.71m x 3.68m (12'2" x 12'1")

Double glazed window to rear with views, radiator.

BEDROOM ONE 3.60m x 3.28m (11'10" x 10'9")

Radiator, double glazed window to front, full length wardrobes with sliding mirrored doors.

BEDROOM TWO 3.09m x 2.14m (10'2" x 7'0")

Double glazed window to rear with views, radiator.

BEDROOM THREE 3.08m x 2.23m (10'1" x 7'4")

Double glazed window to front, radiator.

SHOWER ROOM

Shower cubicle with mixer shower, low level WC, vanity wash hand basin, double glazed window to side, inset ceiling spotlights, heated towel rail and fully tiled walls.

EXTERNALLY

To the side of the property there is a flagstone storage area/bin store with gate leading to front. There is a further flagstone patio, enclosed by wall, benefiting from tap, flower beds, with path and gate leading to the rear patio which has a further laid to lawn area and is landscaped with rear slate gravel section, pergola, flower bed, wooden SHED, and is fully enclosed by wood panelled fencing and wall. To the other side of the property there is a gate leading to the front which has driveway parking for a number of vehicles leading to GARAGE (5.24m x 2.46m) which has front up-and-over door, light and power.

AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

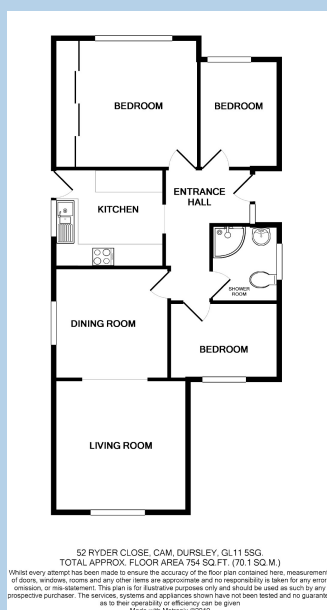
Council Tax Band: D £1984.77

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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