

41 Manor Avenue, Cam, GL11 5JF

Asking price

**£325,000**



Detached two bedroom bungalow, with larger than average plot, ample off-road parking, garage, situated within a few minutes walk of Cam village centre, entrance hallway, living room, kitchen, two double bedrooms, shower room, good size laid to lawn rear garden, with further side laid to lawn garden, virtual viewing available, energy rating D

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# 41 Manor Avenue, Cam, GL11 5JF

## SITUATION

This detached bungalow is situated in Manor Avenue which is a sought after location in the popular residential area. The property is located within a few minutes walk of the village centre which has a range of facilities including: Tesco supermarket, church, public house, doctor and dentist surgeries. The adjoining town of Dursley has a wider range of shopping facilities along with eighteen hole golf course at Stinchcombe, bowling green and library. Commuting to the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and adjoining M5/M4 motorway network. Cam village 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, continue over the first and second mini roundabouts, and at the third mini roundabout take the second exit, proceed down the incline, taking the first turning on the left into Manor Avenue, continue on Manor Avenue passing the turning for Shutehay Drive and number 41 will be found approximately one hundred metres on the right hand side.

## DESCRIPTION

This property has been in the same ownership for over eleven years and has been extensively updated and modernised by the current owners. The current owners have updated the property with a modern kitchen, shower room, and general decoration throughout. The property briefly comprises: entrance hallway, living room, kitchen, two double bedrooms, and shower room. Externally, there is a good size laid to lawn rear garden, further garden to side, flagstone patio, front laid to lawn garden with ample driveway parking and detached garage. Properties in this location rarely become available and we 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).

## ENTRANCE HALLWAY

Double glazed front door, radiator, storage cupboard, further airing cupboard with radiator, access to loft space which has loft ladder and is insulated and part boarded and has loft light.

## LIVING ROOM 5.46m x 3.44m (17'11" x 11'3")

Double glazed window to rear, double glazed sliding door to garden, radiator.

## KITCHEN 3.03m x 2.23m (9'11" x 7'4")

Double glazed window to side, radiator, cupboard with gas boiler, space and plumbing for washing machine and dishwasher, sunken sink, electric hob with hood over, separate low level oven, space for tall standing fridge/freezer, reconstituted marble work surface over, and splashback.

## BEDROOM ONE 3.43m x 3.07m (11'3" x 10'1")

Double glazed window to garden, built-in wardrobe with sliding door, and radiator.

## BEDROOM TWO 3.04m x 2.69m (10'0" x 8'10")

Double glazed french doors to garden, radiator, built-in wardrobe.

## SHOWER ROOM

Shower cubicle with mixer shower, vanity wash hand basin, low level WC, double glazed window to front, radiator, and heated towel rail.

## EXTERNALLY

To the rear of the property there is a large laid to lawn garden with flower borders and the garden is enclosed by brick wall and hedging. To the side of the property there is a flagstone patio area, and to the other side of the property there is a further laid to lawn garden, SUMMER HOUSE, pedestrian access to front, there is a tarmac driveway providing parking for a number of vehicles with PARKING BAY to left hand side of the garage, the DETACHED GARAGE is 5.64m x 2.90m, has wooden door to side, front up-and-over door, with light and power.

## AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

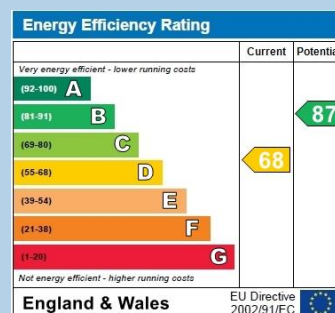
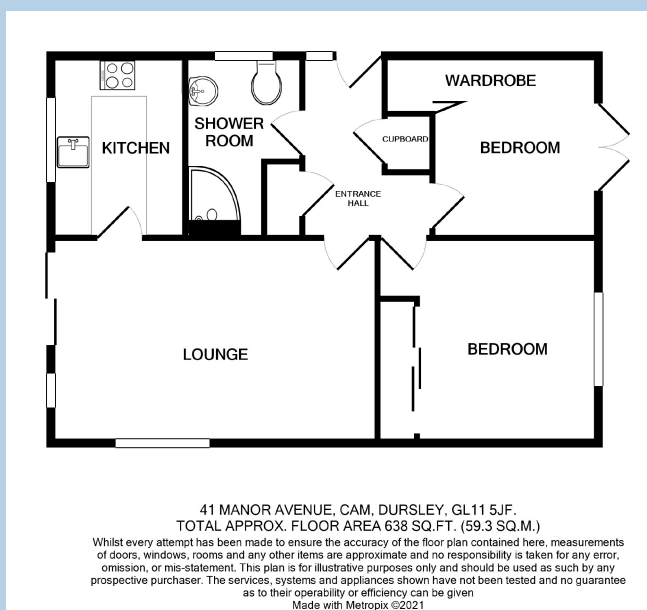
Council Tax Band D £1,984.77

## 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.



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