



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		62	86
EU Directive 2002/91/EC			

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1 Chapel Court, Cam,
GL11 6JB

Asking price
£325,000



Spacious detached bungalow in short select cul-de-sac, popular Quarry area of Cam, entrance hall, spacious living room, kitchen/ breakfast room, conservatory, two good sized bedrooms, master having en-suite shower room, family bathroom/second WC, gardens, garage, virtual viewing available, must be seen, energy rating D

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DESCRIPTION

This larger than average two bedroom detached bungalow is situated in this select cul-de-sac of bungalows in the popular Quarry area of Cam, within walking distance is a small range of shops including: mini-market, hairdressers and butchers shop. Cam village has a wider range of facilities including: Tesco supermarket and a 'Park and Ride' railway station which is located in Cam, with regular services to Gloucester, Bristol and Cheltenham. Dursley town offers a more comprehensive range of retailers along with Sainsbury's supermarket, library, bowling green and eighteen hole golf course. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The property was constructed approximately twenty years ago in this short cul-de-sac of six detached bungalows, accessed from a private driveway. The current vendor has maintained the property to a good standard. To the front of the property there is a block paved driveway, providing parking for two cars, leading to garage, pathway leads to the front door and onto the rear garden, which is laid to lawn with gravel, patio, greenhouse and vegetable borders. Internally, the accommodation is accessed via entrance hall leading to the good size living room, there is a fitted kitchen/breakfast room along with conservatory/ further reception room, the master bedroom has a range of fitted wardrobes and en-suite shower room/ second WC, there is a further double bedroom. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continuing straight across at the first mini roundabout, at the second mini roundabout take the first exit onto the B4066 and continue for approximately half a mile and as the road bears round to the right by the

former Yew Tree public house, turn right and immediately left into The Quarry and proceed passing Orchard Leaze on the left hand side and Rock Road on the right hand side, turning right just prior to the chapel, and number 1 Chapel Court can be found immediately in front of you.

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 HALL

Having radiator, access to loft space and loft ladder.

SPACIOUS LOUNGE/DINING ROOM

5.92m x 4.08m (19'5" x 13'5")

Having patio doors to rear garden, double radiator, ornamental fire surround with electric fire.

KITCHEN/BREAKFAST ROOM

3.56m x 2.78m (11'8" x 9'1")

Having a range of modern wall and base units with work surfaces over, stainless steel single drainer sink unit, gas cooker point, cooker hood, plumbing for dishwasher, radiator, gas boiler supplying radiator central heating and domestic hot water, space for breakfast table and door to:

CONSERVATORY

2.9m x 2.18m (9'6" x 7'2")

Having double radiator, double glazed surround, french door to rear, tiled floor.

BEDROOM ONE

4.08m x 3.52m (13'5" x 11'7")

Having a range of triple wardrobes, radiator, double glazed window to front, door to:

EN-SUITE SHOWER

Having shower cubicle with mixer shower, radiator, WC, wash hand basin, fully tiled walls and light/shaver point.

BEDROOM TWO

3.51m x 2.78m (11'6" x 9'1")

Having double glazed window, radiator.

BATHROOM

Having vanity wash hand basin, fully tiled walls, panelled bath, WC, stainless steel ladder towel rail, double glazed window.

EXTERNALLY

To the front of the property a shared driveway gives access to block paved parking area for two cars, there is astro turf low maintenance lawn, and GARAGE (5.16m x 2.5m) having up-and-over door, power and light, to the side of the property the garden is laid to lawn with GREENHOUSE, vegetable plot, soft fruit, GARDEN SHED. The rear garden is partly laid to lawn with gravel path and patio.

AGENT'S NOTES

All mains services are believed to be connected. Drainage via a pumping station which we understand has been adopted as a public sewer. Council Tax Band C £1,764.24 Tenure: Freehold.

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.

