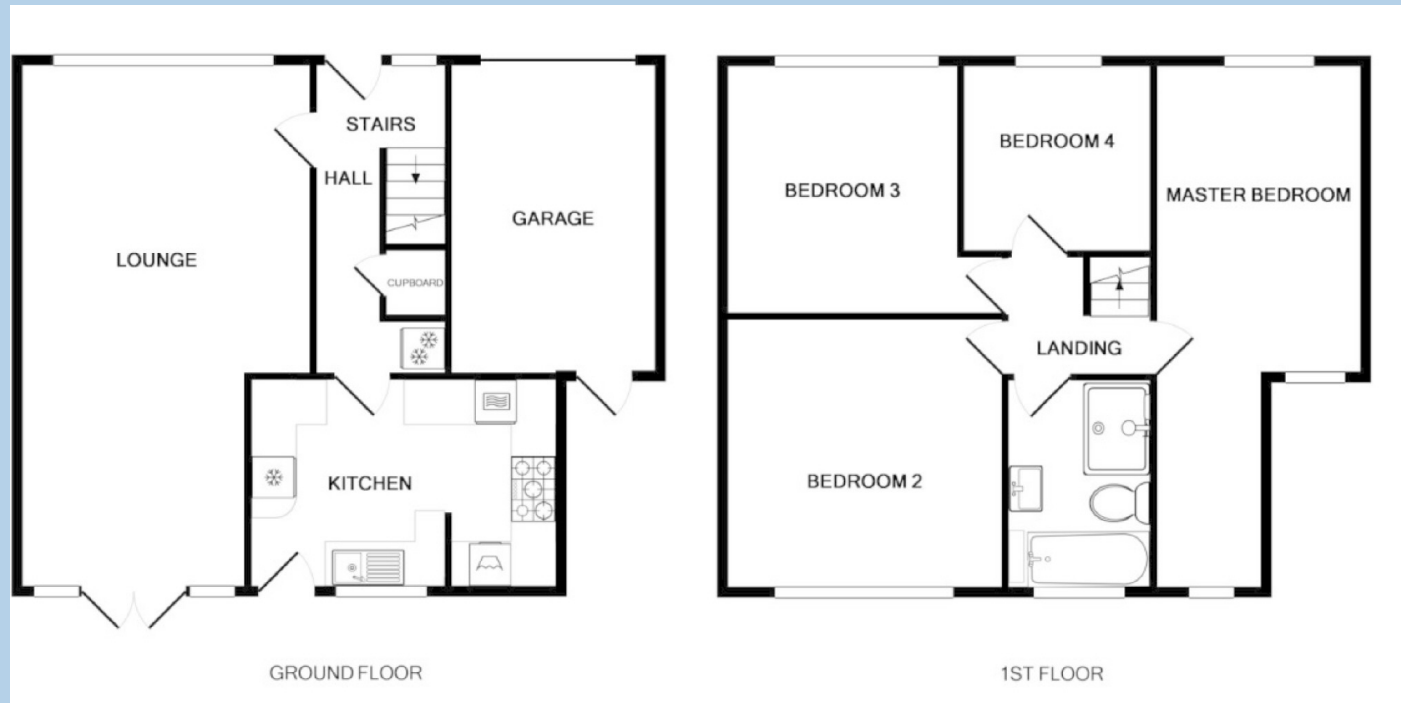


35 Woodview Road, Cam,
GL11 5RJ

Asking price

£315,000



Extended, and well presented, four bedroom, semi-detached house, in sought after location with panoramic views to rear, garage plus driveway to front, good size enclosed rear garden, entrance hallway, through living/dining room, kitchen, four first floor bedrooms, master with dressing room/area, bathroom with separate shower cubicle, virtual viewing available, energy rating D

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		
	63	80
England & Wales	EU Directive 2002/91/EC	

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.

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SITUATION

This well presented semi-detached home occupies a sought after position on the Norman Hill development in Cam. 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 and 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 onto Woodview Road, continue for approximately one hundred metres and the property will be located on the left hand side.

DESCRIPTION

This property has been in the same ownership for over five years, with the current owner installing a new boiler shortly after moving in, along with updates including: works to roof, new front door, and the addition of a drain on the driveway. The

property briefly comprises: entrance hallway, with through living/dining room, and kitchen. On the first floor there are four bedrooms; three of which are doubles, master having dressing room/area, and family bathroom with separate shower cubicle. Externally, there is a good size, well presented, enclosed garden with panoramic views to the surrounding countryside, and rear access into the garage. To the front of the property there is a brick paved driveway providing parking for two to three vehicles. 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

With double glazed front door and panel, stairs to first floor, radiator, under stairs storage cupboard, and under stairs storage area.

LIVING/DINING ROOM 7.12m x 3.91m narrowing to 3.64m (23'4" x 12'10" narrowing to 11'11")

Double glazed window to front, double glazed french doors to garden, two radiators.



KITCHEN 4.36m (max.) x 2.76m (max.) (14'4" (max.) x 9'1" (max.))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, under counter space for fridge, radiator, space and plumbing for dishwasher, electric oven and grill, separate five ring gas hob with hood over, composite sink and drainer, space and plumbing for washing machine, two double glazed windows to rear, double glazed door to garden.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 4.23m x 2.85m (13'11" x 9'4")

Double glazed window to front and rear, radiator, fitted drawers and wardrobe.

DRESSING AREA 2.96m x 1.50m (9'9" x 4'11")

Double glazed window to rear, radiator, access to loft space which has ladder and lights.

BEDROOM TWO 3.69m x 3.50m (12'1" x 11'6")

Double glazed window to rear with views, radiator, access to loft which has ladder and is insulated and part boarded.

BEDROOM THREE 3.52m (max.) x 3.11m (max.) (11'7" (max.) x 10'2" (max.))

Double glazed window to front, radiator.

BEDROOM FOUR 2.54m (max.) x 2.77m (max.) over stairwell (8'4" (max.) x 9'1" (max.) over stairwell)



Double glazed window to front, radiator.

BATHROOM

Bath with shower off tap, separate shower cubicle with mixer shower and jets, low level WC, vanity wash hand basin, heated towel rail, double glazed window to rear.

EXTERNALLY

The rear garden has wooden decking, is laid to lawn with stone gravel areas, wooden bin store, trellis, flower borders, WOODEN SHED, and fully enclosed by wood panel fencing and benefits from views to the hills and fields. There is rear access leading to the GARAGE (4.25m x 2.89m) has front up-and-over door, Vaillant gas boiler, and light and power. To the front of the property there is a brick paved driveway providing parking for two to three vehicles.

AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: C £1,764.24

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.

