



33, MILLBANK, CAM, DURSLEY, GL11 5PT
TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2013

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		
		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.



propertymark

Price guide

33 Millbank, Cam, GL11 5PT

£300,000



Well presented three bedroom detached house in tucked away sought after cul-de-sac location, tandem parking for two/three cars,

Entrance hall, cloakroom/wc, living room, kitchen/dining room, conservatory, three first floor bedrooms, master with en-suite shower room, recently updated family bathroom/third wc, attractive enclosed garden, must be seen, energy rating: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

33 Millbank, Cam, GL11 5PT

SITUATION

33 Millbank is located in this popular area on the outskirts of Cam village. Within walking distance is a range of shops including a Tesco superstore, post office along with a doctor's and dentist's surgery. Cam Hopton primary school is within a few minutes walk and secondary schooling can be found in the nearby market town of Dursley. Dursley town also offers a wider range of shopping facilities along with recreational facilities including Sainsburys supermarket, swimming pool, sports hall and 18 hole golf course. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible by the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 25 minutes rail travel respectively.

DIRECTIONS

If travelling into Cam village centre, continue along the A4135 and at the 'Tesco' roundabout, continue straight across onto Chapel Street and continue along this road onto Station Road and continue passing the Railway Inn on your left hand side and continue into Hopton Road. Proceed along Hopton Road, take the first turning on the right hand side onto Millbank and take the next turning on the left. The property will be found at the head of the cul-de-sac on the right hand side.

DESCRIPTION

The property is situated at the head of this popular cul-de-sac in a tucked away location and accessed via tarmac drive with tandem parking space for two/three cars. The

property sits on a good sized plot with adequate room for extension, subject to the necessary consent. The gardens face in a southerly direction and are very private with lawn and large patio area. The property is accessed via entrance hall leading to cloakroom/wc, which has been updated to a good standard. The hallway in turn leads to the living room with doors opening onto the kitchen/diner. At the rear of the property there is a conservatory/further reception room and on the first floor the master bedroom has an en-suite shower room, which has been recently replaced and fitted wardrobes. There is a further double and single bedroom along with recently refitted family bathroom/third wc. The property must be seen to be fully appreciated and we suggest 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 HALL

Having radiator and stairs to first floor.

CLOAKROOM

Vanity wash hand basin, wc with concealed cistern and double glazed window to front.

LIVING ROOM 4.75m x 3.59m (15'7" x 11'9")

Having double glazed window to front, two radiators, under stairs storage cupboard, inset ceiling spotlights, wall mounted electric fire and double doors lead to:



KITCHEN/DINER 4.55m x 2.81m (14'11" x 9'3")

Having a range of wall and base units with laminated work surfaces over incorporating stainless steel single drainer sink unit, integrated ceramic hob, built in oven, plumbing for washing machine, integrated dishwasher, integrated fridge and integrated freezer, gas boiler supplying radiator central heating and domestic hot water, double glazed window to rear and double glazed doors to:

CONSERVATORY 3.61m x 2.47m (11'10" x 8'1")

Having double glazed surround and double glazed french doors to garden.

ON THE FIRST FLOOR

LANDING

Having radiator, airing cupboard housing hot water storage tank, access to part boarded loft space with loft ladder.

BEDROOM ONE 3.57m x 2.92m narrowing to 2.58m (11'9" x 9'7" narrowing to 8'6")

Having double glazed window, radiator, mirrored fronted wardrobe, radiator and further built in wardrobe.

EN-SUITE SHOWER ROOM

Refitted to a good standard with shower cubicle, wc with concealed cistern, vanity wash hand basin, double glazed window to front and stainless steel towel rail.

BEDROOM TWO 2.7m x 2.46m (8'10" x 8'1")

Having double glazed window to rear and radiator.



BEDROOM THREE 2.96m x 1.81m (9'9" x 5'11")

Having double glazed window to rear and radiator.

BATHROOM

Refitted to a good standard, having 'L' shaped bath with mixer shower, wc with concealed cistern, vanity wash hand basin with cupboard under, extractor fan and double glazed window to side.

EXTERNALLY

To the front of the property there is a tarmac drive with tandem parking for 2/3 cars, the front garden is open plan and laid to lawn with shrubs.. A pathway at the side gives pedestrian access to the rear garden, which is enclosed by fencing with large paved patio area, lawn, a range of flower and shrub borders. There is a further section of garden to the side of the property with GARDEN SHED.

AGENTS NOTE

All main services are understood to be connected.

Gas fired radiator central heating.

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.

