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Everick House, Dursley
Road, Cambridge, GL2 7AG

Asking price
£385,000



NO ONWARD CHAIN

Modernised and extended spacious semi-detached property, open plan kitchen/diner with vaulted ceiling, three reception rooms, downstairs shower room with walk-in shower, fireplace with wood burner, large rear garden backing onto open fields, covered seating area with further summerhouse/home office, garage with ample driveway parking, gas central heating, extensive double glazing, private drainage, energy rating D

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SITUATION

This property is situated in a tucked away and convenient pleasant position in the hamlet of Cambridge. The property is a moments drive from the A38 and is located in a quiet tucked away cul-de-sac. The adjoining village of Slimbridge has its own primary school, village shop and post office, and the village is close to the famous Wetlands Trust founded by Sir Peter Scott. The nearby village of Cam has a Tesco supermarket along with a 'Park and Ride' railway station with regular onward connections to the National Rail network. Dursley town which is approximately three miles distance away has a Sainsbury's supermarket along with a range of local traders. The property with its close proximity to the A38 provides onward connections to the M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction along the A4135, continue for approximately two miles into Cam village centre and continue through the village on the A4135, prior to the Slimbridge roundabout take the turning on the right hand side, continue on Wisloe Road for approximately four hundred metres, take the sharp turning right onto Dursley Road and continue one hundred metres and the property will be located on the right hand side towards the end of the cul-de-sac.

DESCRIPTION

This property was purchased as an unfinished project and has been modernised and works completed by the current owners. The property has a single storey rear extension creating an open plan kitchen/dining room with vaulted ceiling, creating a total of three good size reception rooms. One of the many desirable characteristics of the property is the westerly facing good size rear garden which backs onto open fields to rear. The property briefly comprises: entrance porch, with small entrance hallway, living room, dining family room, open plan kitchen/diner, and downstairs shower room with walk-in shower. On the first floor there are two good size bedrooms with a further two bedrooms on the top floor. To the rear of the property there is a large laid to lawn garden with covered seating area (previously used for hot tub), SUMMERHOUSE/HOME OFFICE, and patio seating area. To the front of the property there is a further laid to lawn garden with tandem driveway parking for a number of vehicles. This property is offered to the market with no onward chain 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).



ENTRANCE PORCH

With double glazed front door and two double glazed windows to side leading to:

SMALL ENTRANCE HALLWAY

With stairs to first floor.

LOUNGE 4.23m narrowing to 3.87m x 4.08m (13'11" narrowing to 12'8" x 13'5")

Double glazed window to front, radiator, wood burner in red brick fireplace.

FAMILY ROOM 4.23m narrowing to 3.86m x 3.50m (13'11" narrowing to 12'8" x 11'6")

Double glazed window to side, radiator, red brick feature fireplace, tiled floor, storage cupboard with light.

KITCHEN/DINING ROOM 6.5m x 5.07m narrowing to 2.94m (21'4" x 16'8" narrowing to 9'8")

Fitted kitchen with base and wall units, roll top laminate work surface over, space for large electric oven with hood over, space for tall standing or American fridge/freezer, radiator, space and plumbing for dishwasher, space for under counter tumble dryer, inset ceiling spotlights, double glazed window to side, rear and double glazed french doors to garden, vaulted ceiling with two double glazed roof lights, utility cupboard with gas boiler and space and plumbing for washing machine.

DOWNSTAIRS SHOWER ROOM

Walk-in shower cubicle with roof light and rainfall mixer shower, low level wc, wash hand basin with pedestal, double glazed window to side, heated towel rail, and inset ceiling spotlights.

ON THE FIRST FLOOR

LANDING

With radiator and stairs to top floor.

BEDROOM ONE 4.22m narrowing to 3.67m x 4.07m (13'10" narrowing to 12'0" x 13'4")

Double glazed window to front, with views to countryside, radiator and built-in wardrobe.

BEDROOM TWO 3.90m (max.) x 2.62m (12'10" (max.) x 8'7")

Double glazed window to rear, with views to fields, radiator, built-in wardrobe.

ON THE TOP FLOOR

SMALL LANDING

BEDROOM THREE 3.90m max. under eaves x 3.50m max. under eaves (12'10" max. under eaves x 11'6" max. under eaves)

Double glazed roof lights and electric radiator.

BEDROOM FOUR 3.91m max. under eaves x 2.89m max. under eaves (12'10" max. under eaves x 9'6" max. under eaves)

Double glazed roof lights and electric radiator.

EXTERNALLY

The rear garden has wooden decking area and is extensively laid to lawn with flagstone patio, TWO STORAGE SHEDS and further WOOD STORE, stone gravelled areas and covered seating area (previously used for hot tub), and further SUMMERHOUSE which has double glazed windows and door. The rear garden is also westerly facing and backs onto open fields to rear and benefits from power point and is fully enclosed by wood panel fencing. There is a side access into the GARAGE (7.10m x 3.08m) which has light and power and front roller door which leads to the large driveway which provides

ample tandem parking leading to the front garden, which is extensively laid to lawn.

AGENT'S NOTES

Tenure: Freehold.

Mains water, gas and electricity are believed to be connected. Private drainage - septic tank (situated to the front of the property).

Council Tax Band C £1,801.18 (payable).

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.

