

Family Home with an Elevated Position
3 Bedroom Semi-Detached Home
Everlands, Cam, Dursley, Gloucestershire.

Guide Price £250,000
www.griffithnobes.co.uk



3 BEDROOM SEMI-DETACHED PROPERTY | FAMILY HOME | ELEVATED POSITION | TIERED GARDEN
L SHAPED LOUNGE/DINING ROOM | MODERN KITCHEN | CLOAKROOM | WELL PRESENTED THROUGHOUT
EPC RATING 'D' | SINGLE GARAGE | PARKING | DOUBLE GLAZING | GAS CENTRAL HEATING

01453 799938
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Everlands, Cam, Dursley, Gloucestershire, GL11

This elevated semi-detached house sits proudly in the popular location of Everlands. Nestled between the charming village of Cam and the bustling town of Dursley, this elevated semi-detached house offers the best of both worlds. The situation provides both privacy and a lovely feeling of space.

On arrival you will find a single garage and parking space. The property is accessed via steps to the front, with a generous lawned area to the side, offering a great sized plot overall.

Accommodation comprises an entrance hallway with cloakroom, lovely fitted kitchen and an open plan 'L' shaped lounge/diner. On the first floor there are three bedrooms and a family bathroom with bath and shower screen.

Outside offers both front and rear gardens. Patio doors lead from the Lounge to the rear garden which is tiered with lawn and decking. The tiered garden backs onto a wooded area providing a secluded and tranquil feeling, nestled under the mature trees. Viewing is highly recommended in order to truly appreciate what this family home has to offer.



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Approximate Area = 910 sq ft / 84.5 sq m

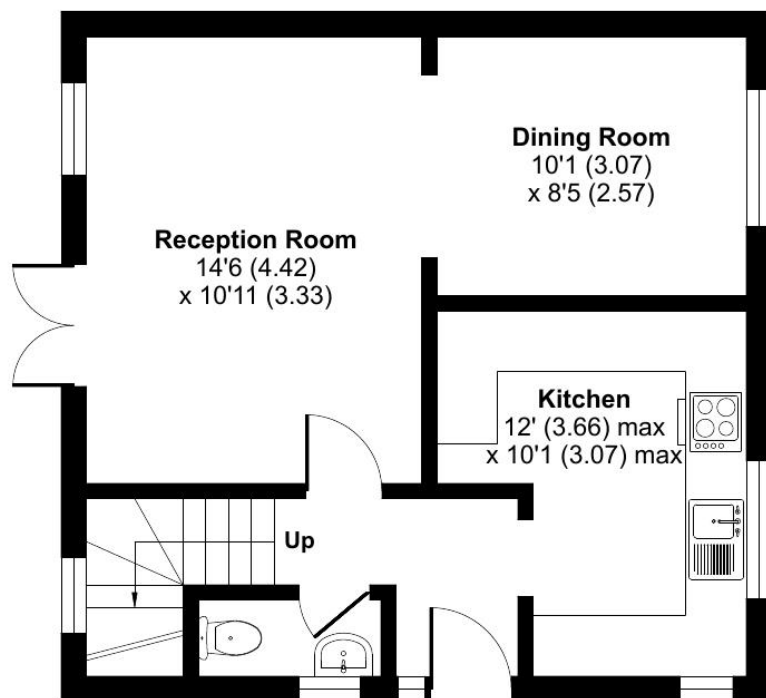
For identification only - Not to scale

Council Tax Band: **C**

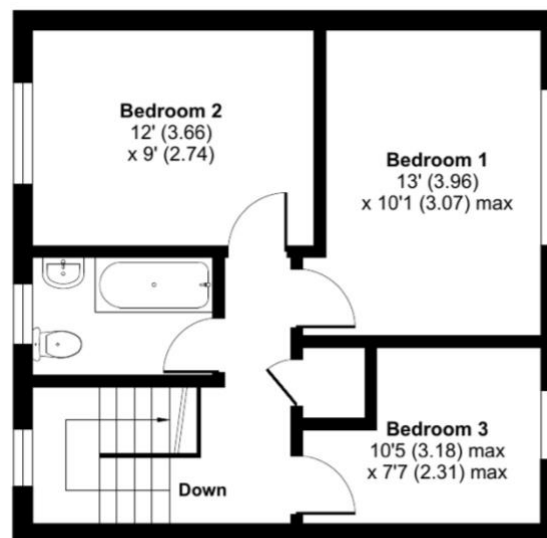
Tenure: **Freehold**

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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PRS Property Redress Scheme



IMPORTANT NOTE:

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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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