



HUNTERS[®]
HERE TO GET *you* THERE

13a Station Road, Cam, Dursley, GL11 5NS

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Offers In Excess Of £595,000

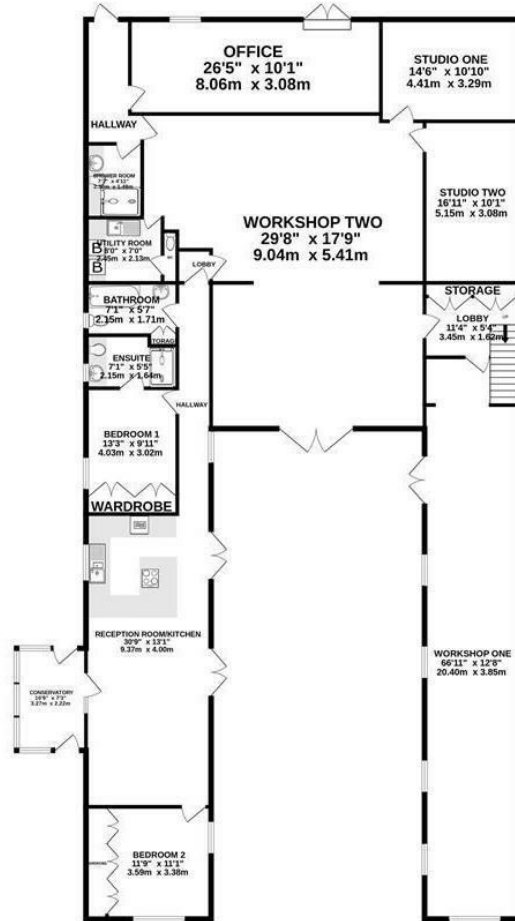
A rare opportunity to purchase this mixed use building offering over 4,500 square feet of residential and commercial accommodation. Originally a bakery the current owners have transformed the building, comprising of two apartments finished to a high standard each benefiting from two bedrooms, open plan living/kitchen area, with a family size bathroom. Flat one also has the addition of an en-suite shower room to the master bedroom. There is an abundance of commercial accommodation to the property, as well as courtyard, garden and off-road parking for four vehicles. A viewing is highly recommended to fully appreciate the property

The village centre of Cam is within a few minutes walk offering a good range of local amenities and Tesco Supermarket. Access to the larger centres of Bristol, Gloucester and Cheltenham make this the ideal commuting point via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

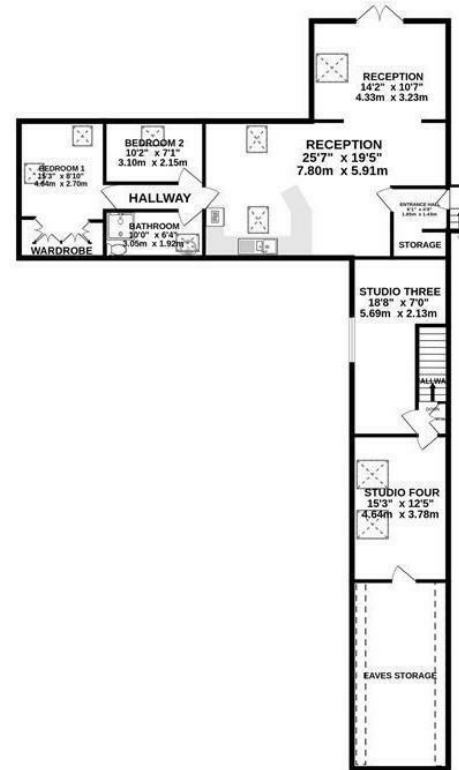
- **Residential & Commercial property**
- **Two Residential dwellings each with 2 bedrooms**
 - **Versatile Accommodation**
 - **Rare Opportunity**
 - **Vast Accommodation**
 - **Off Street Parking**
 - **Gardens To Both Flats**
 - **Close To Station**

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GROUND FLOOR
3241 sq.ft. (301.1 sq.m.) approx.



1ST FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA: 4594 sq.ft. (426.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Agents Note

Tenure, Services And Local Authority - Freehold.

All mains services are believed to be connected to the property.

Stroud District Council.

Flat One EPC rating: C75 & Council Tax Band B: £1,664.75 (2023/2024).

Flat Two EPC rating: C75 & Council Tax Band A: £1,426.93 (2023/2024).

Unit 1 CEPC rating: D83 & rateable value: £1,900.00 - to be advised by Stroud District Council - current owners have 100% relief

Unit 2 CEPC rating: D100 & rateable value: £2,650.00 - to be advised by Stroud District Council - current owners have 100% relief

Outside

To the front there is parking for 2 cars with gated entry to inner courtyard and access via large double doors to workshop space – see layout plan.

Three garden areas consisting of, Enclosed side garden, enclosed courtyard with shrubs and seating and extensive rear garden planted with trees and shrubs, with several decked areas, including one accessed off the lounge. A driveway, owned by the property extends to the rear with further car parking and access to the rear garden.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







