

Modern Family Home
3 Bedroom Detached Home
High Furlong, Cam, Dursley, GL11

Guide Price £365,000
www.griffithnobes.co.uk



MODERN FAMILY HOME | DETACHED | THREE DOUBLE BEDROOMS

FAMILY BEDROOM | MODERN SPACIOUS KITCHEN/DINER | ENCLOSED GARDEN | DOUBLE GLAZING

EPC RATING: D | GAS CENTRAL HEATING | SINGLE GARAGE | DRIVEWAY PARKING

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We are delighted to bring to the market this well-presented, modern three-bedroom family home, located in the sought-after cul-de-sac of High Furlong, Cam. Occupying a desirable corner plot, the property benefits from driveway parking and a single garage for added convenience.

The ground-floor accommodation includes a light and spacious lounge, a contemporary kitchen/breakfast room which is bright and airy, featuring ample wall and base units, integrated appliances, and plenty of space for dining. The kitchen opens into a lovely conservatory, which offers views over the enclosed rear garden and provides an additional reception area.

Upstairs, you'll find three well-proportioned double bedrooms, each offering plenty of natural light. The modern family bathroom is fitted with a shower-bath, glazed shower screen, WC, and modern fittings.

The rear garden is an excellent space for families, featuring a paved patio area that's perfect for outdoor entertaining. A few steps lead to the main garden, which is laid with artificial turf for easy maintenance and includes a raised bed for planting or growing vegetables, adding a touch of greenery.

With its attractive features and excellent location, this property is perfect for growing families.

EPC Rating: D



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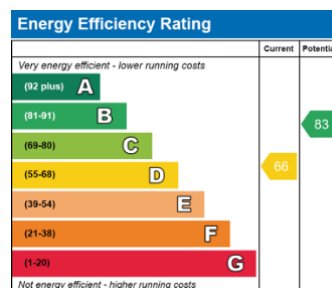
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: D (£2,238.51)

EPC Rating: D



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 6Mbps / 0.7Mbps

Superfast: 80Mbps / 20Mbps

Ultrafast: N/a

Mobile Telephone:

EE*, Three*, O2*, Vodafone*

*some limited coverage

For more information, visit <https://checker.ofcom.org.uk>

UTILITIES

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

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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Approximate Area = 987 sq ft / 91.6 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1137 sq ft / 105.5 sq m

For identification only - Not to scale

