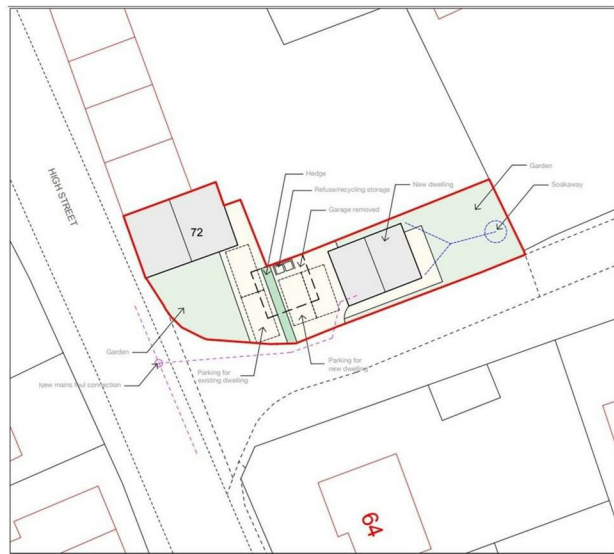


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements 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.

New Dwelling at 72 High Street Cam
GL11 5LH

Price Guide
£325,000



DETACHED AND INDIVIDUAL THREE BEDROOM HOME IN COURSE OF CONSTRUCTION, POPULAR LOCATION WITHIN SHORT LEVEL WALK OF CAM VILLAGE CENTRE, 10 YEAR BUILDZONE WARRANTY, PV SOLAR PANELS, ENTRANCE HALLWAY, CLOAKROOM, KITCHEN, UTILITY ROOM, LIVING/DINING ROOM, THREE DOUBLE FIRST FLOOR BEDROOMS, BATHROOM, GARDEN. PREDICTED ENERGY RATING: B.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



New Dwelling at 72 High Street, Cam, GL11 5LH

SITUATION

This detached home in the course of construction is within a short level walking distance of the centre of Cam which has a range of facilities including Tesco supermarket, post office, chemist, independent retailers, café/restaurant, doctors and dentist surgeries. The property is also well placed for a range of country walks having fields and footpaths within close proximity. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. Dursley town has a wider range of facilities including Sainsbury's supermarket, swimming pool, sports hall and Rednock Comprehensive School. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and adjoining M5/M4 motorway network.

DIRECTIONS

If travelling from Dursley proceed out of town on the A4135 Kingshill Road in a north easterly direction, continue for approximately one and a half miles into Cam village centre and at the roundabout take the first exit into Cam High Street, signposted Gloucester, proceed for approximately 300m and the property will be found on the right hand side, located off of the wide road opening.

DESCRIPTION

This three bedroom detached property is in the course of construction and due to complete in the Summer of 2025. Built by local reputable builder and benefiting from a 10 year Buildzone warranty, this energy efficient home will be finished to a high standard and benefit from PV solar panels. The property will briefly comprise; entrance hallway with cloakroom, kitchen with utility room and living/dining room. On the first floor there will be three double bedrooms and bathroom. The property will benefit from two parking spaces and garden which will be located on the other side of the property, further away from the High Street.

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 HALLWAY

CLOAKROOM

KITCHEN

UTILITY ROOM

LIVING/DINING ROOM

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNALLY

As you are stood at the front of the property, the garden will be enclosed and located to the right hand side. The two parking space will be located to the left hand side of the property.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected?
Heating?
Council Tax Band: TBC.
Predicted Energy Rating: B.
Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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.

