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94 High Street, Cam,  
GL11 5LH

Price Guide  
£250,000



RECENTLY REDUCED IN PRICE. IMMACULATELY PRESENTED AND TUCKED AWAY HOME, CONSTRUCTED IN 2019 WITH OUTSTANDING BALANCE OF BUILDERS WARRANTY, WITHIN SHORT LEVEL WALKING DISTANCE OF VILLAGE CENTRE, THREE DOUBLE BEDROOMS, OPEN PLAN KITCHEN/DINER LEADING INTO LIVING ROOM, THREE STOREYS WITH TOILETS TO EACH FLOOR, CANOPY PORCH, ENTRANCE HALLWAY, KITCHEN/DINING/LIVING ROOM, CLOAKROOM, TWO FIRST FLOOR BEDROOMS PLUS BATHROOM, TOP FLOOR BEDROOM WITH FURTHER BATHROOM, ENCLOSED REAR GARDEN, DRIVEWAY PARKING FOR TWO CARS WITH FURTHER GUEST PARKING. ENERGY RATING: B.

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# 94 High Street, Cam, GL11 5LH

## SITUATION

This modern home is situated in this end of cul-de-sac location within walking distance of Cam village centre facilities, which include Tesco supermarket, a range of independent retailers, café, church, public houses and a choice of three primary schools. The nearby town of Dursley has a wider range of shopping facilities along with recreational facilities including swimming pool, sports hall, gyms and 18 hole golf course. The town also has a choice of restaurants and public houses and Rednock Comprehensive School. Cam and Dursley both have doctors and dentist surgeries and midway between Cam and Dursley centres is The Vale Hospital. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

From Dursley town centre, travel out of the town in a north westerly direction on the A4135 and continue straight across at the first and second mini-roundabouts, at the third mini-roundabout take the second exit and proceed down the incline to the roundabout with Tesco directly opposite, taking the first exit into Cam High Street. Proceed 450 metres turning right into the newer estate (prior to The Vennings) and the property will be located towards the end of the cul-de-sac on the left hand side.

## DESCRIPTION

This select development of 10 houses was constructed in 2019 and still has the remaining balance of a 10 year builders warranty. The property is located in its own cul-de-sac position away from the High Street yet within a short level walk of the village centre and amenities. The property has two allocated parking spaces to front and useful storage cupboard. Externally, there is an enclosed garden. Internally, the property briefly comprises; canopy porch, entrance hallway with cloakroom, open plan kitchen/diner/living room. On the first floor there are two double bedrooms and bathroom. On the top floor there is a further double bedroom, bathroom and airing cupboard. The property has gas central heating and double glazing.

## 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

Composite front door, radiator, stairs to first floor, under stair storage cupboard.

## CLOAKROOM

Low level wc, wall mounted vanity wash hand basin.

## KITCHEN/DINING/LIVING ROOM 7.78m x 4.79m narrowing to 2.57m (25'6" x 15'8" narrowing to 8'5")

Fitted kitchen with base and wall units, laminated work surfaces over, space for tall standing fridge freezer, space and plumbing for washing machine, integrated dishwasher, stainless steel sink and drainer, gas boiler in cupboard, electric cooker and hob with hood over, three radiators, double glazed windows to front and rear, double glazed French doors to garden.

## ON THE FIRST FLOOR

## LANDING

Stairs to top floor.

## BEDROOM ONE 4.87m x 2.58m (15'11" x 8'5")

Double glazed window to rear, radiator.

## BEDROOM TWO 4.78m x 2.58m (15'8" x 8'5")

Double glazed window to front, radiator.

## BATHROOM

Bath with shower off tap, low level wc, wall mounted vanity wash hand basin, heated towel rail, double glazed window to front.

## ON THE TOP FLOOR

## LANDING

Airing cupboard with hot water cylinder, Velux window.



## BEDROOM THREE 3.73m x 3.14m (max) (12'2" x 10'3" (max))

Double glazed window to front, radiator.

## BATHROOM

Bath with shower off tap, low level wc, wall mounted vanity wash hand basin, heated towel rail, Velux window.

## EXTERNALLY

To the rear of the property there is a patio and laid to lawn garden enclosed by wood panel fencing. To the front of the property there are two parking spaces and storage cupboard.

## AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating. Council Tax Band: B. Fibre to the Premises For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information Constructed in 2021 with outstanding balance of 10 year builders warranty.

## 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.

