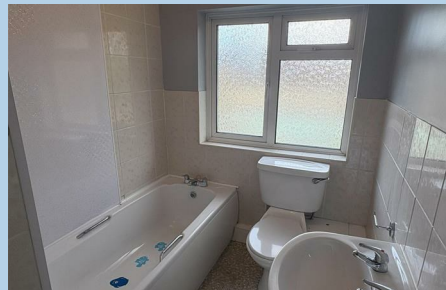


20 Nasse Court, Cam,  
GL11 5LX

£1,350 PCM



Three bedroom family home in cul de sac position with enclosed garden, garage and further off street parking. Internal accommodation comprising of entrance hall, kitchen/diner, living room and conservatory on ground floor with three bedrooms on first floor all with built in wardrobes and bathroom having shower over bath. The property is newly decorated and benefits from gas central heating. Council Tax Band C. Energy Rating D.

**01453 544500**

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Gloucestershire, GL11 4BW

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## 20 Nasse Court, Cam, GL11 5LX

### Situation

This semi-detached house provides well proportioned accommodation and is situated within walking distance of the growing range of facilities in Cam village centre, including Tesco supermarket, Post Office, Cafe, Doctors and Dentist surgeries and also benefits from a 'Park and Ride' railway station situated in Box Road. A wider range of shopping facilities along with Swimming Pool, Gym and Sports Centre can be found in Dursley town Centre. Commuting to the larger centres of Gloucester, Bristol and Cheltenham are via the A38 and M4/M5 network.

### 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 Hall

Accessed via front door and having vinyl flooring and giving access to kitchen/diner and living room.

### Living Room 4.54 x 3.11 (extending to 3.58) (14'10" x 10'2" (extending to 11'8"))

Laminate flooring, radiator and double glazed window to front.

### Kitchen/Diner 4.57 x 3.43 (14'11" x 11'3")

Having a range of wall and base units, stainless steel sink, electric cooker, gas boiler, plumbing for washing machine, double glazed window to rear and built in storage cupboard.

### Conservatory 3.79 x 2.34 (12'5" x 7'8")

Glass surround and rear access to garden.

### Stairs to First Floor Landing

Carpeted flooring and built in storage cupboard on landing.

### Bedroom One 3.28 (extending to 4.39) x 2.82 (10'9" (extending to 14'4") x 9'3")

Carpeted flooring, radiator, double glazed window to front and built in wardrobe.

### Bedroom Two 2.75 x 2.57 (9'0" x 8'5")

Carpeted flooring, radiator, double glazed window to rear and built in wardrobe.

### Bedroom Three 2.89 (extending to 3.63) x 1.65 (9'5" (extending to 11'10") x 5'4")

Carpeted flooring, radiator, double glazed window to front and built in wardrobe.

### Bathroom

Suite comprising of WC, washbasin, electric shower over bath and window to rear.

### Externally

Enclosed garden to rear laid to lawn with pathway, shed and side access to garage. Front garden with garage access, off street parking for two cars and front lawn.

### Agents Note

Available Date: 1st October

Minimum Tenancy Length: 12 months

Deposit: £1555

Council Tax Band: C

Energy Rating: D

Minimum Annual Income Requirement: £40,500

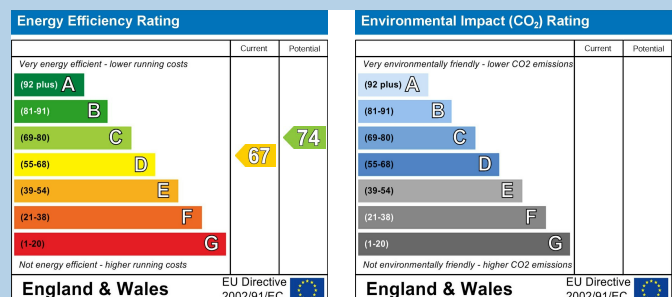
Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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