



Willow Close, Cam GL11 5SZ
Asking Price £380,000



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• Detached house • Four double bedrooms • Two reception rooms • Landscaped garden • Driveway parking for several vehicles • Garage with power and light • Chain free • Freehold • Council tax band D (£2,140.40) • EPC rating C69



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

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Porch

uPVC front door to porch and door to living room. uPVC double-glazed window to front elevation.

Living Room

uPVC double-glazed window to front elevation. Gas fire. Radiator.

Dining Room

Double-glazed sliding door to rear garden. Stairs leading to first floor. Radiator.

Kitchen

uPVC double-glazed window to rear garden. Range of wall and base units. Appliances including enamel sink with drainer and mixer tap, four-burner gas hob with extractor hood over, under-counter fridge and dishwasher.

Utility Room

uPVC double-glazed door to side elevation. Space for washing machine and tumble dryer. Under-counter freezer. Radiator.

Cloakroom

Low-level WC and wash hand basin.

Bedroom One

uPVC double-glazed window to front elevation. Radiator.

En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, shower cubicle and wash hand basin. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

Bathroom

uPVC double-glazed window to side elevation. Low-level WC, bath with shower over and wash hand basin. Radiator.

Outside

The front of the property benefits from driveway parking for several vehicles, there is also an array of greenery and shrubs along with lawn. The garage can be accessed via the up and over door and has power and light. The rear garden is landscaped and fully enclosed, it is mostly laid to lawn and boasts a colourful display of plants. There is a raised patio space, greenhouse and shed.

Location

Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs, and national award-winning butchers. There is also a wide range of sports clubs, leisure facilities, and public play areas. Cam has good motorway access by way of the M5, providing good links to Bristol, Gloucester, and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester, and beyond. There are plenty of primary schools to choose from as there are five in the local area and also Rednock School which offers secondary education and rated 'Good' by Ofsted.

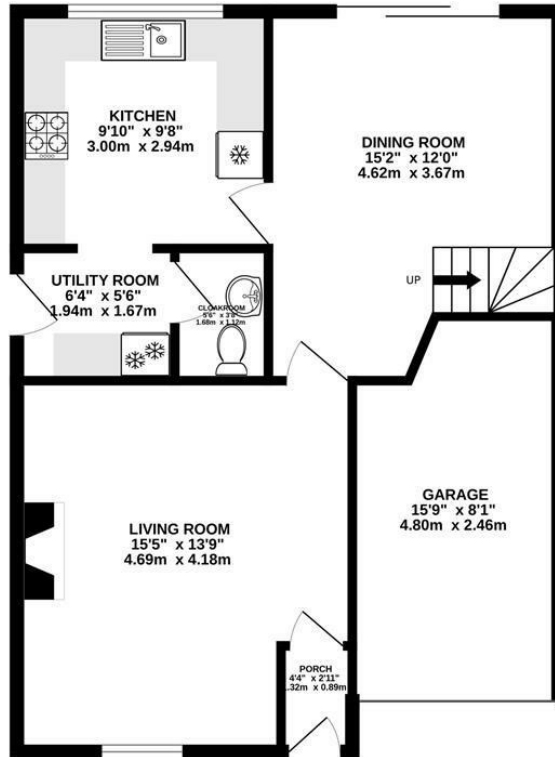
Tenure, Services and Local Authority

Freehold

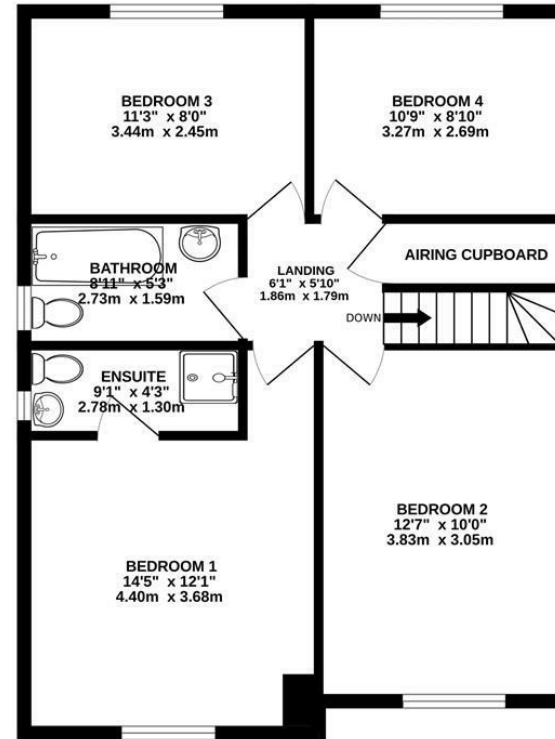
All mains services are believed to be connected to the property. Stroud District Council. Tax Band D: £2,140.40 (2023/24).



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

