



**Cam Pitch, Cam GL11 5FS**  
**Offers Over £300,000**





## Cam Pitch, Cam GL11 5FS

• Detached modern house • Three bedrooms • Well-proportioned accommodation throughout • Enclosed rear garden • Two allocated parking spaces • Annual service charge of approximately £9 • Approximately 9 years left on the warranty • Freehold • Council tax band D (£2,238.51) • EPC rating B83



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

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

## Offers Over £300,000

### Entrance Hall

Composite front door to entrance hall. Storage cupboard and space under the stairs. Doors leading to kitchen, living room/diner, cloakroom and stairs rising to the first floor. Radiator.

### Cloakroom

Modern suite comprising; low-level WC, wash hand basin and heated towel rail.

### Kitchen

uPVC double-glazed window to front elevation. High-specification kitchen comprising; range of wall and base units with worktop and access to utility room. Range of integrated appliances to include fridge, freezer, dishwasher, double oven, electric hob with extractor fan over and one and a half bowl white enamel sink with gold colour stainless steel mixer tap. Radiator.

### Utility Room

uPVC double-glazed window to side elevation. Boiler. Wall and base units with white enamel sink and gold coloured stainless steel mixer tap. Plumbing and space for a washing machine and tumble dryer. Radiator.

### Living Room/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Two radiators.

### Bedroom One

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

### Bathroom

uPVC double-glazed window to front elevation. Contemporary suite

comprising low-level WC, wash hand basin with drawers, bath with mixer tap, shower cubicle with both waterfall shower and hand held shower and heated towel rail.

### Outside

The rear garden has a patio space that is great for entertaining and access to the side of the property. There is a landscaped terrace spread over two levels, the terrace is laid to gravel and would make an ideal place for some outdoor seating.

### Location

Cam offers a community feel and provides for most of your shopping requirements with a supermarket, two pubs and a butchers. There are also a wide range of leisure facilities. Cam has good motorway access via 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.

### Material Information

Tenure: Freehold.

Council tax band: D

Local authority and rates: Stroud District Council - £2,238.51 (2024/25).

Service charge: approximately £9 per annum.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

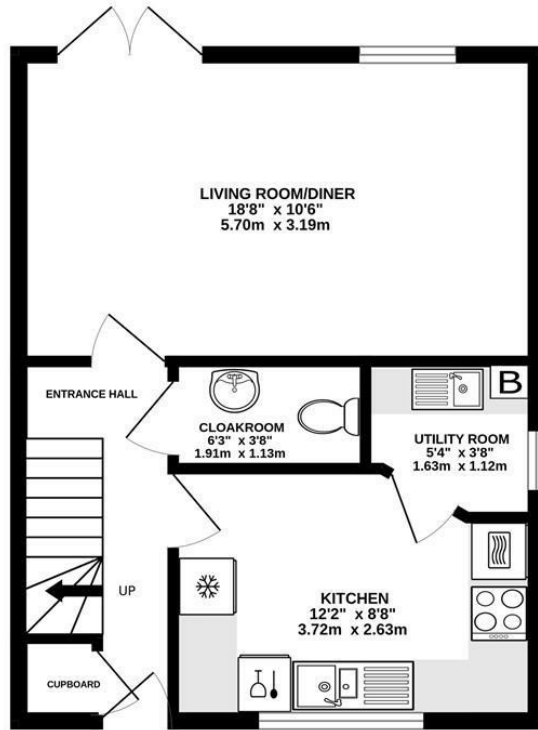
Heating: gas central heating.

Broadband speed: 7 Mbps (basic) and 80 Mbps (superfast).

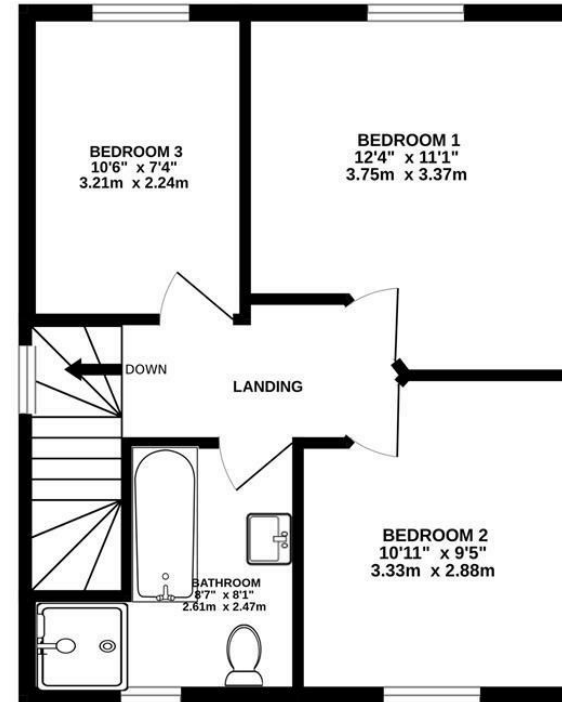
Mobile phone coverage: EE, Three, O2 and Vodafone.



**GROUND FLOOR**  
399 sq.ft. (37.1 sq.m.) approx.



**1ST FLOOR**  
431 sq.ft. (40.1 sq.m.) approx.



**TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.  
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

