



Orchard Leaze, Cam GL11 6HX
£310,995



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• Semi-detached house • Three bedrooms • Kitchen/diner • Garage • Off-road parking for one vehicle • Enclosed rear garden • Views over surrounding countryside • Freehold • Council tax band C (£1,989.79) • EPC rating C70

£310,995



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Porch

uPVC double-glazed door to porch and uPVC double-glazed windows surrounding.

Hall

Double-glazed door to entrance hall. Access to ground floor accommodation. Under-stairs storage cupboard. Radiator.

Living Room

uPVC double-glazed window to front elevation. Radiator.

Kitchen/Diner

uPVC door to side elevation, uPVC double-glazed window to rear elevation and double-glazed sliding doors to conservatory. Range of wall and base units with one and a half bowl stainless steel sink with mixer tap and drainer, four ring electric hob and oven. Space for washing machine and freestanding fridge/freezer. Two storage cupboards. Heated towel rail and radiator.

Conservatory

uPVC door to rear elevation and uPVC double-glazed windows surrounding.

Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobes. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Storage cupboard. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Family Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, bath with shower over and heated towel rail.

Outside

To the front of the property is off-road parking for one vehicle. There is a front garden with an array of greenery, the gravelled area provides a great seating area to look at the views. The rear garden is fully enclosed and landscaped, it boasts an array of plants and trees creating a mature feel. The top of the garden makes for an ideal sunbathing spot where you can catch the last of the evenings sun on a summers evening. There is a patio space along with lawn. There is also a garage with power and light. The property has far reaching views over the rooftops where you can occasionally spot wildlife such as deer and rabbits.

Location

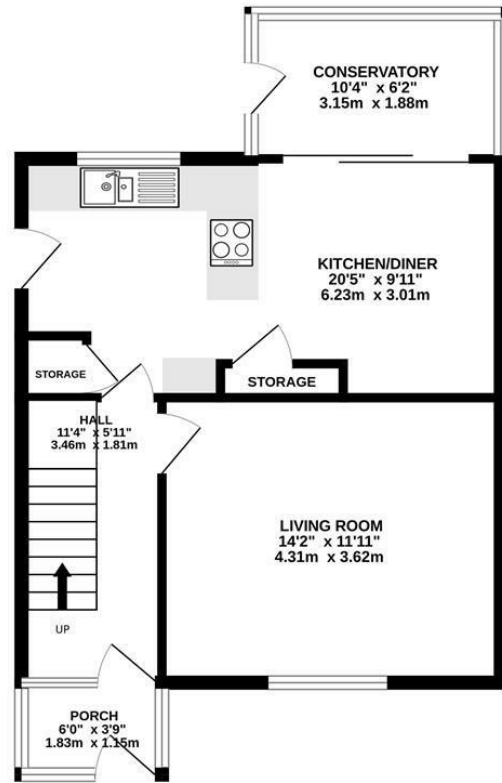
Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs, and national award-winning butchers. Cam has good motorway access by way of the M5, providing good links to Bristol, Gloucester, and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester, and beyond. Leaf and Ground is within walking distance of the property. Local walks also include Stinchcombe woods.

Material Information

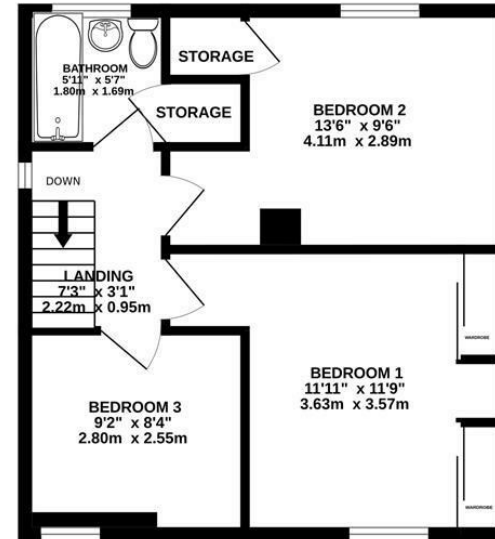
Tenure: Freehold.
Council tax band: C.
Local authority and rates: Stroud District Council - £1,989.79 (2024/25).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central.
Broadband speed: 7 Mbps (basic) and 61 Mbps (superfast).
Mobile phone coverage: EE, Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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.

