



Box Road Avenue, Cam GL11 5DN

£325,000



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• Semi-detached house • Three bedrooms • Recently modernised • Cosy living room with wood burning stove • Generous rear garden • Driveway parking for two vehicles • Chain free • Freehold • Council tax band C (£2,082.56) • EPC rating E52

£325,000



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

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Entrance Hall

uPVC double-glazed door to entrance hall. Access to living room, dining room, kitchen and stairs rising to the first floor. Radiator.

Living Room

uPVC double-glazed window to front elevation. Wood burning stove. Radiator.

Dining Room

uPVC double-glazed window to rear elevation. Radiator.

Kitchen

uPVC double-glazed window to rear elevation. Range of wall and base units with one and a half bowl sink with mixer tap and drainer, four ring gas hob, oven and dishwasher. Space for fridge/freezer. Access to utility space. The dishwasher, washing machine and tumble drier are included in the sale of the property.

Utility Space

uPVC double-glazed window to rear and side elevation and uPVC double-glazed door to side. Two worktop areas with washing machine and tumble dryer. Radiator.

Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and walk in shower. Heated towel rail.

Bedroom One

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

Bedroom Two

uPVC double-glazed window to front elevation. Wardrobes and dressing table. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bathroom

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

Outside

To the front of the property there is driveway parking for two vehicles with side access to the garden. The rear garden is mostly laid to lawn with a storage shed.

Location

Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs and a national award winning butchers. There are 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, Rednock School also offers secondary education.

Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,082.56 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

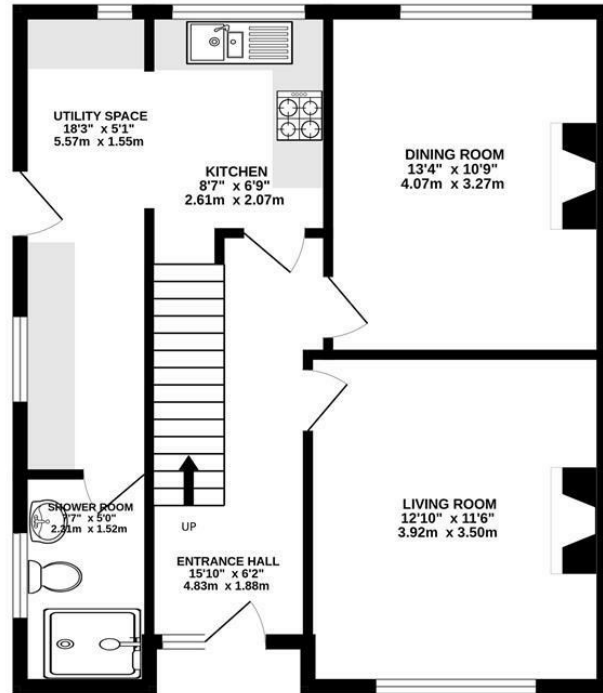
Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 1,000 Mbps (ultrafast).

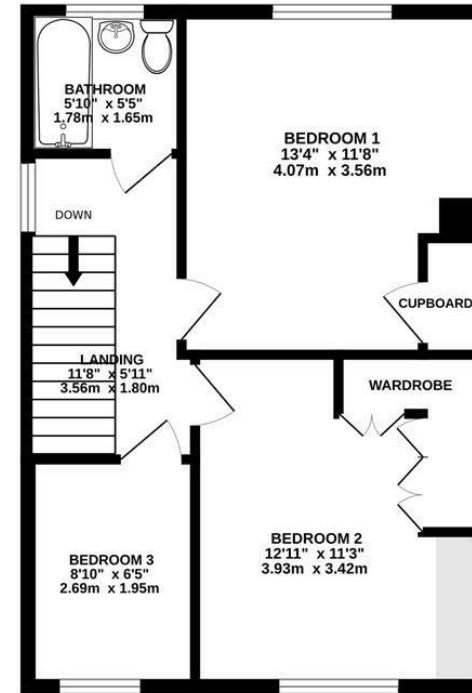
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



24 BOX ROAD AVENUE, CAM, GL11 5DN

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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.

