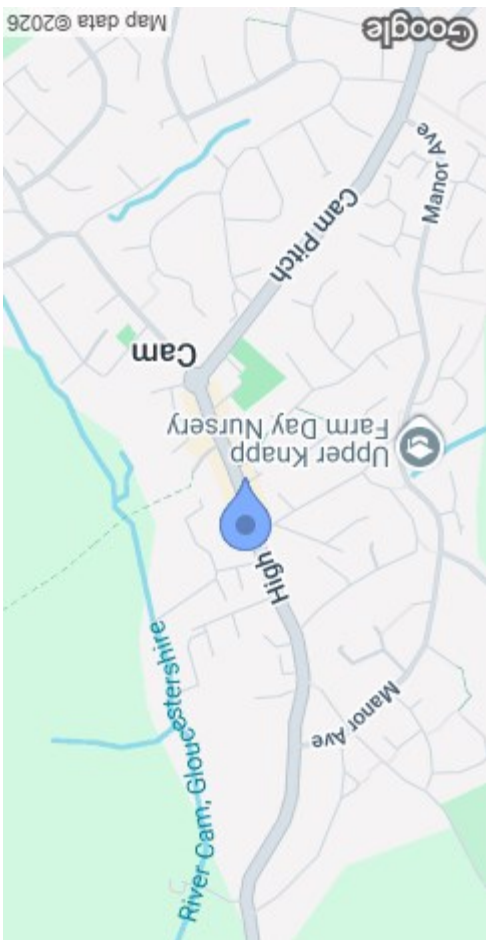




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

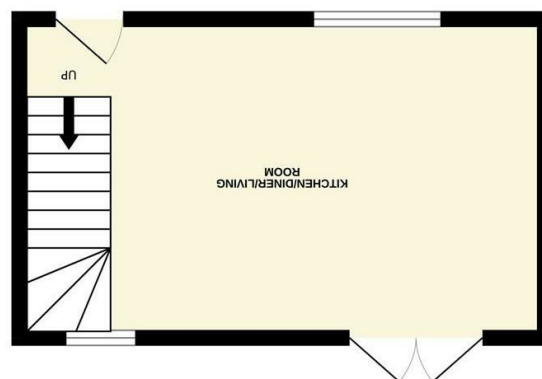
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100)	A (92-100)
B (81-92)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)



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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1ST FLOOR



GROUND FLOOR



45 High Street
 Cam, Dursley, Glos GL11 5LB



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£199,950

An attractive two bedroom semi detached home built in 2011 having a light and airy open plan kitchen/diner/living room, a sunny courtyard garden and is conveniently located on the high street offered with no onward chain.

The accommodation comprises kitchen/diner/living room, two bedrooms and bathroom.

Additional benefits include well presented accommodation, gas fired central heating, upvc double glazing throughout, gated side access, on street parking subject to availability and is situated in a lovely village location.

Dursley is a market town and civil parish in the Stroud District of Gloucestershire, England. It lies between the cities of Bristol and Gloucester. It is under the northeast flank of Stinchcombe Hill, and about 4 miles (6.4 km) southeast of the River Severn. The town is adjacent to the village of Cam.

A range of markets are held at the Market Place in the centre of the town; a farmers' market is held there on the second Saturday of every month and a craft market on the fourth Saturday of each month.

Dursley has a number of licensed premises and the Old Spot pub is regularly voted Gloucestershire 'Pub of the Year'



Wood effect upvc double glazed door leads into:

KITCHEN/DINER/LIVING ROOM

18'0" x 13'3" (5.49m x 4.05m)

Navy fitted kitchen comprising base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, fan assisted electric oven, electric hob with extractor hood, plumbing for washing machine, space for undercounter fridge, breakfast bar, tv point, power points, modern radiator, downlighters, stairs leading off, coat hooks, thermostatic controls, upvc double glazed French doors to rear elevation, upvc double glazed opaque window to rear elevation, attractive Georgian bar upvc double glazed window to front elevation.

From the kitchen/diner/living space stairs lead to the first floor.

LANDING

Doors leading off.

BEDROOM 1

11'5" x 8'1" (3.50m x 2.47m)

Radiator, power points, Georgian bar upvc double glazed window to front elevation.

BEDROOM 2

11'6" x 5'1" (3.53m x 1.55m)

Power points, tv point, access to loft space, upvc double glazed opaque window to rear elevation.

BATHROOM

White suite comprising bath with overhead shower and tiled surround, sink with vanity unit and tiled splashbacks, low level w.c., downlighters, radiator, Georgian bar upvc double glazed window to front elevation.

OUTSIDE

The front of the property is enclosed by a stone wall, pathway leads to the front door having a canopy porch and an attractive outdoor lantern.

To the rear there is an enclosed courtyard with a wooden gate giving rear access.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: B
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Cam and Dursley train station head along Box Road turning left onto Draycott and continue along here which turns into High Street where the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

