



Box Road Avenue, Cam GL11 5DN
£340,000



Box Road Avenue, Cam GL11 5DN

• Semi-detached house with three bedrooms • Living room with wood burning stove and Bay window • Tastefully decorated dining room • Sizeable enclosed rear garden laid to lawn • Driveway with off-road parking for several vehicles • Garage with power and light • Walking distance to train station and good access to M5 • Freehold • Council tax band C (£2,082.56) • EPC rating D64

£340,000



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

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

Entrance Hall

uPVC double-glazed door to entrance hall. Access to living room/diner and cloakroom. Stairs rising to the first floor.

Living Room/Diner

uPVC double-glazed bay window to front elevation and wood burning stove. Access to kitchen. Two radiators.

Kitchen

uPVC double-glazed to rear elevation and uPVC doors to rear garden. Access to utility room. Range of wall and base units with appliances to include electric hob and oven with extractor over. Integrated fridge and and dishwasher. Sliding doors to the garden.

Utility Room

uPVC double-glazed window to side elevation. Radiator.

Cloakroom

Low-level WC and wash hand basin. Heated towel rail.

Bedroom One

uPVC double-glazed bay window to the front elevation.

Bedroom Two

uPVC double-glazed to the rear elevation.

Bedroom Three

uPVC double-glazed to the front elevation.

Bathroom

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

Outside

The property is accessed via the driveway, where there is off-road parking for several vehicles. There is a single garage with power and lighting, with up and over door and side door from the garden. There is gated access to the rear garden from the drive. The garden is also accessible from the kitchen/breakfast room and is fully enclosed. There

is a patio area providing a substantial entertainment space and the remainder of the garden is mainly laid to lawn with some flower and shrub borders. There is a Silver Birch, Downy Birch and a Smoke Bush which adds interest to the garden.

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.

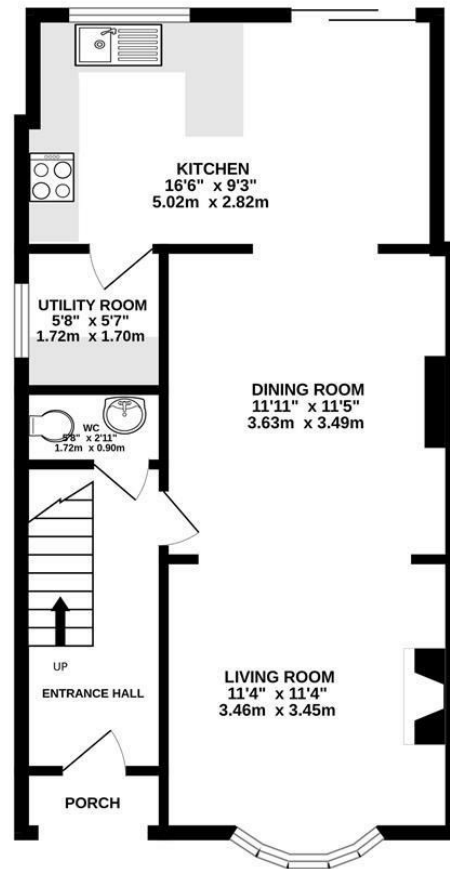
Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 1000 Mbps (ultrafast).

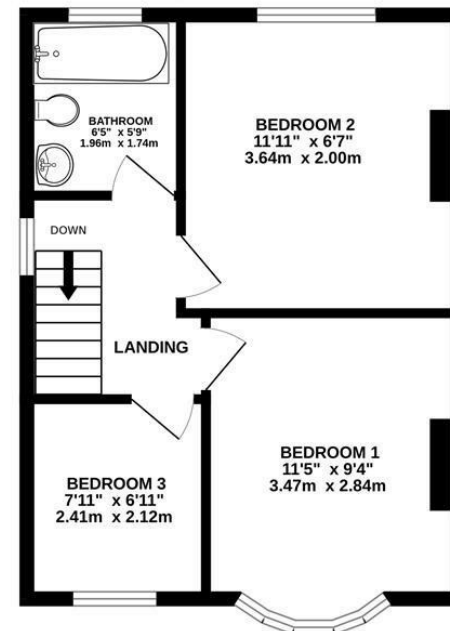
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 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.
Made with Metropix ©2024

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.

