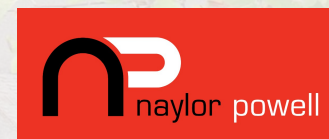




**Box Road, Cam GL11 5DJ**  
**£330,000**





## Box Road, Cam GL11 5DJ

• Well-presented semi-detached house • Three well-proportioned bedrooms • Enclosed rear garden laid to lawn and patio • Garage and driveway parking for two vehicles • Chain free • There is approximately 9 years remaining on the NHBC warranty • There is an annual service charge of approximately XXX paid to XXX • Freehold • Council tax band C (£2,082.56) • EPC rating B85



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

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# £330,000

### Entrance Hall

Composite front door to entrance hall. Access to living room. Stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed bay window to front elevation. Access to hallway. Radiator.

### Hallway

Access to kitchen/diner and cloakroom. Under-stairs storage cupboard.

### Cloakroom

uPVC double-glazed window to side elevation. Low-level WC and wash hand basin. Worktop with plumbing for washing machine. Radiator.

### Kitchen/Diner

uPVC double-glazed windows to rear elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with space for a freestanding fridge freezer, oven, four-burner gas hob with extractor hood over and stainless steel one and a half bowl sink with mixer tap and drainer. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Access to en-suite. Radiator.

### En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and walk in shower. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

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

### Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with hand held shower. Radiator.

### Outside

The property benefits from two off-road tandem parking spaces in front of the garage. The rear garden is fully enclosed and mostly laid to lawn with a patio area, great for entertaining. There is side access to the garden.

### 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 sports clubs, leisure facilities and public play areas. 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. There are plenty of primary schools to choose from as there are five in the local area and also Rednock School which offers secondary education.

### Material Information

Tenure: Freehold.

Council tax band: C.

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

Service charge: approximately XXX per annum to Gateway.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

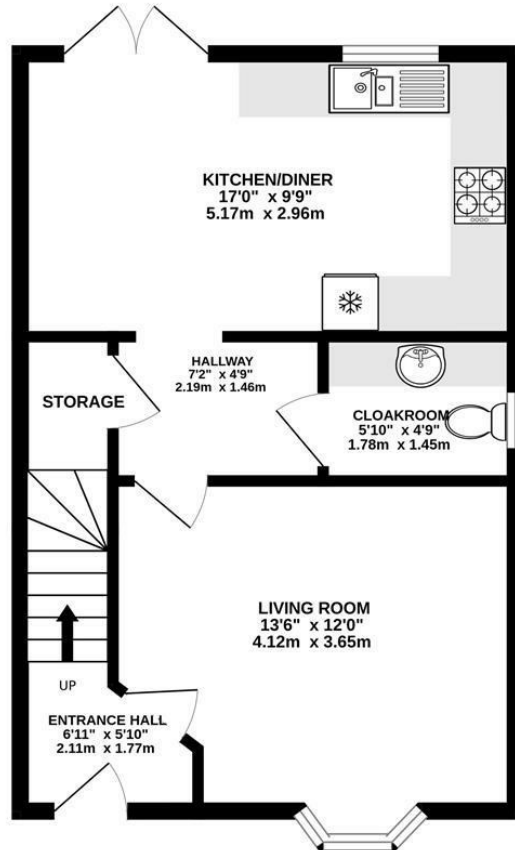
Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 1,800 Mbps (ultrafast).

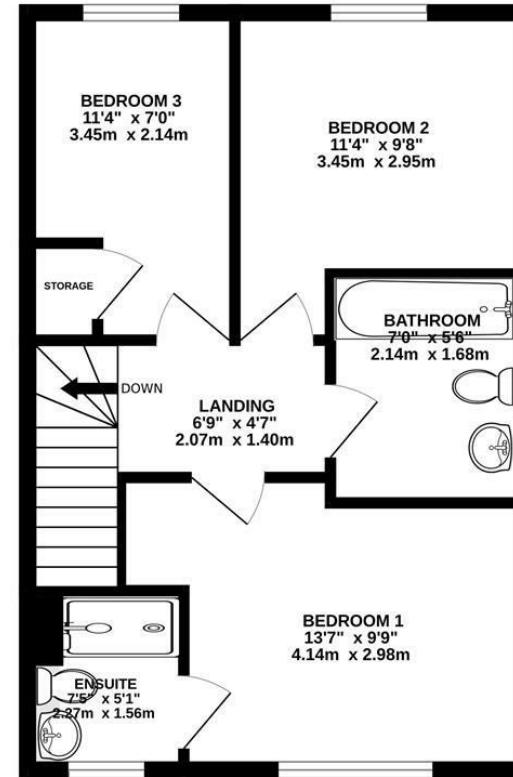
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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.

