

Cam Green, Cam GL11 5HL

£292,900

naylor powell

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• Detached bungalow on a sunstantial plot • CASH BUYERS ONLY • Three double bedrooms • Countryside views looking over Cam Peak • Popular village location • Opportunity to add your own stamp • CHAIN FREE • Freehold • Council tax band D (£2,455.85) • EPC rating D54

£292,900

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

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Porch
uPVC double-glazed door to porch with uPVC double-glazed windows surrounding. Access to entrance hall.

Entrance Hall
Access to living room, dining room, all bedrooms, bathroom and airing cupboard. Radiator.

Living Room
uPVC double-glazed window to front elevation and metal-framed double-glazed window to side elevation. Radiator.

Kitchen
Double-glazed metal-framed window to side elevation and wooden door to garden. Range of wall and base units with one and a half bowl sink with mixer tap and drainer. Space for appliances.

Dining Room
Metal-frame double-glazed window to side elevation. Fireplace with gas fire. Radiator.

Bedroom One
uPVC double-glazed window to front elevation and metal framed double glazed to side elevation. Radiator.

Bedroom Two
uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation. Radiator.

Bathroom
Metal-framed double-glazed window to rear elevation. Low-level WC, bath with shower over and wash hand basin. Radiator.

Outside
Outside, the property occupies a generous plot, with a substantial driveway providing ample off-road parking and access to a detached garage. The attractive gardens wrap around the home, featuring neatly kept lawns, colourful flower beds, mature shrubs and established borders that create a charming outdoor environment. To the rear, a paved patio provides the perfect spot for al fresco dining or relaxing, while the surrounding gardens offer plenty of space for those with a passion for gardening. Enclosed by a mixture of mature hedging and fencing, the outdoor space enjoys a good level of privacy and perfectly complements the property's delightful semi-rural setting.

Location
The popular village of Cam enjoys a welcoming community atmosphere and offers an excellent range of everyday amenities, including a supermarket, independent butcher, local shops, cafés and traditional pubs, along with a variety of leisure and recreational facilities. Just a short distance away, the historic market town of Dursley provides an even wider selection of amenities, including independent retailers, supermarkets, restaurants, cafés, healthcare services, a leisure centre and well-regarded schools. Surrounded by beautiful countryside on the edge of the Cotswolds, the area is ideal for those who enjoy walking and outdoor pursuits. Cam also benefits from excellent transport links, with easy access to the M5 motorway providing convenient routes to Bristol, Gloucester and Cheltenham. Cam & Dursley railway station is within easy reach, offering regular services to Bristol, Gloucester and beyond, making the area particularly appealing to commuters.

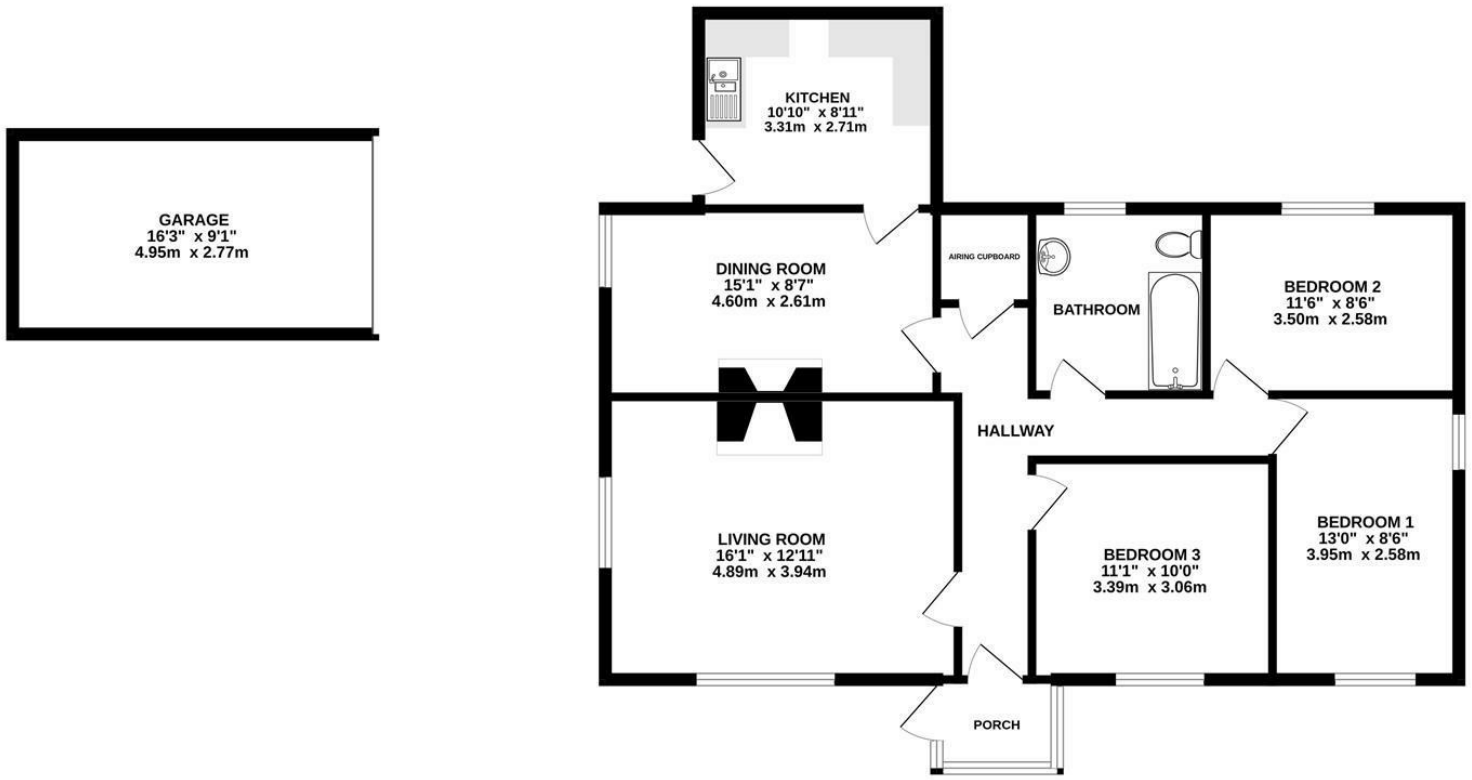
Material Information
This property is of a non-standard construction and is therefore CASH BUYERS ONLY.
Tenure: Freehold.
Council tax band: D.
Local authority and rates: Stroud District Council - £2,455.85 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 3 Mbps (basic), 78 Mbps (superfast) and 1,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.





GARAGE
149 sq.ft. (13.8 sq.m.) approx.

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



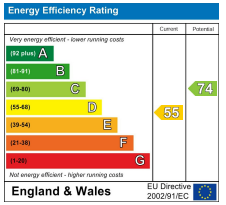
TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

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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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.



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