



**Garage Villas, Cambridge GL2 7AL**  
**£475,000**





# Garage Villas, Cambridge GL2 7AL

• Semi-detached house • Four well-proportioned double bedrooms • Three versatile reception rooms • Sizeable accommodation throughout • Rear garden with far reaching views of local countryside • Double garage with power and light • Driveway parking for several vehicles • Freehold • Council tax band C (£2,127.44) • EPC rating C69

**£475,000**



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## Entrance Hall

uPVC door to entrance hall. Access to living room, kitchen/diner, reception room, storage cupboard and stairs rising to the first floor. Radiator.

## Living Room

Two sets of uPVC double-glazed French doors to side and conservatory and uPVC double-glazed window to front elevation. Electric fireplace. Radiator.

## Reception Room

uPVC double-glazed Bay window to front elevation. Radiator.

## Conservatory

uPVC double-glazed French doors to rear gardens and uPVC double-glazed windows surrounding. Radiator.

## Kitchen/Diner

uPVC double-glazed window to rear and side elevation. Range of wall and base units with appliances to include four ring electric hob, eye-level double oven and enamel one and a half bowl sink with mixer tap and drainer. There is space for a freestanding fridge/freezer. Radiator.

## Utility Room

uPVC double-glazed door to rear garden and double-glazed Velux window. Space for washing machine. Radiator.

## Cloakroom

uPVC double-glazed to rear elevation. Low-level WC and wash hand basin. Heated towel rail.

## Bedroom One

Two uPVC double-glazed windows to front elevation. Two radiators.

## En-Suite Shower Room

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

## Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

## Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

## Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

## Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, shower cubicle and bath. Radiator.

## Outside

The property boasts driveway parking for several vehicles and a double garage with electric roller doors, power and light. The rear garden is mostly laid to lawn with a patio area and raised beds either side, ideal for alfresco dining. There are far reaching views of the local countryside.

## Location

Cambridge is located on the A38 Bristol Road with motorway access via the M5, providing good links to Bristol, Gloucester and Cheltenham. The nearby villages of Slimbridge and Cam offer a community feel and provide for most of your shopping requirements with a supermarket, pubs and butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. 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 - £2,127.44 (2025/26).

Electricity supply: mains.

Water supply: mains.

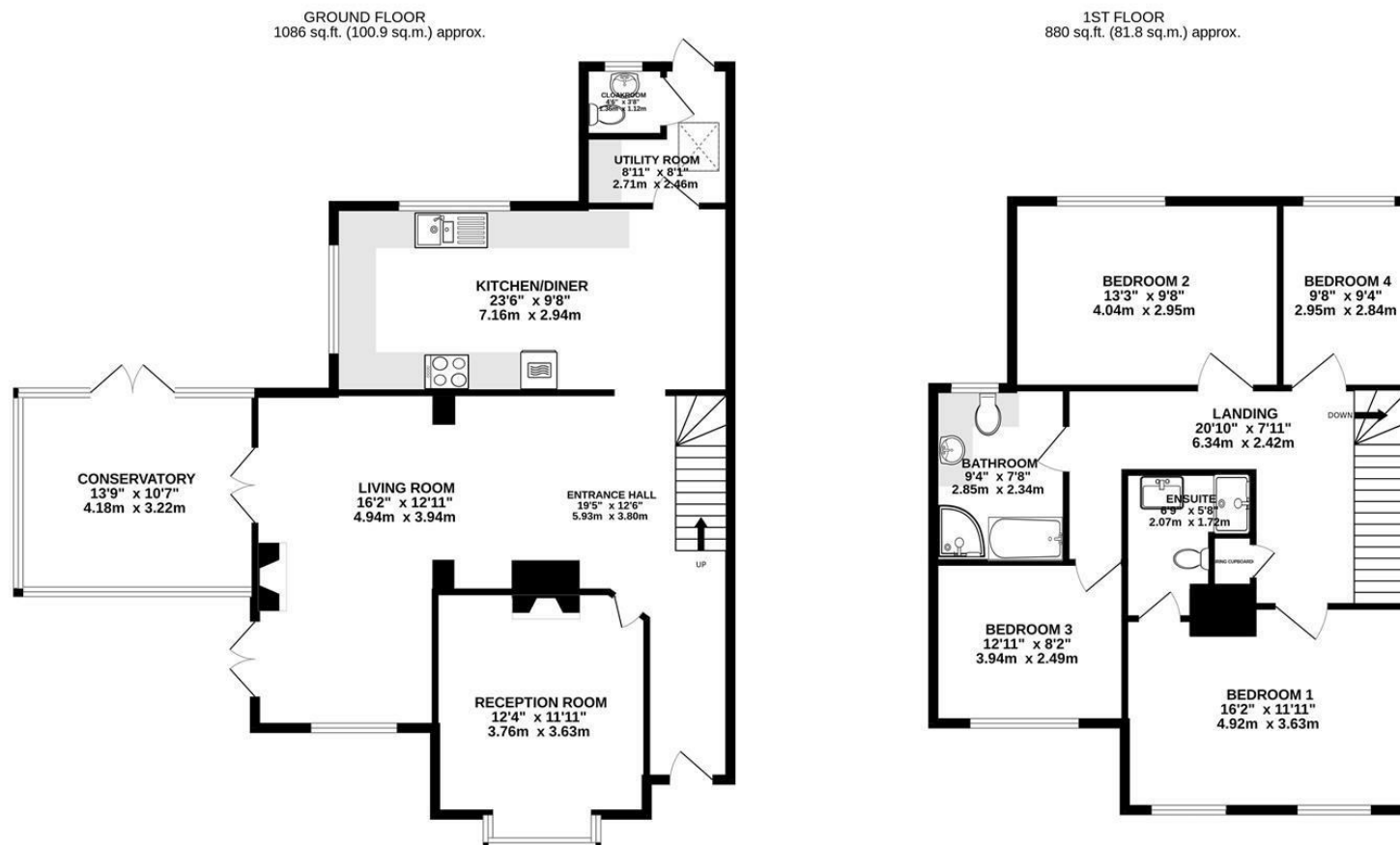
Sewerage: treatment plant

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).





**TOTAL FLOOR AREA : 1966 sq.ft. (182.6 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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