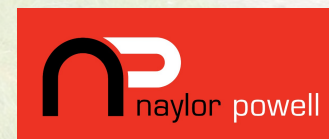




**Knapp Lane, Cam GL11 5LS**  
**£265,000**



## Knapp Lane, Cam GL11 5LS

• Mid-terrace house • Three bedrooms • Light and airy living room/diner • Well-presented throughout and tastefully decorated • Enclosed and low-maintenance rear garden • Off-road parking for one vehicle • Single garage • Freehold • Council tax band C (£2,082.56) • EPC rating C74

**£265,000**



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

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

uPVC door to entrance hall and uPVC double-glazed window to front elevation. Access to living room, kitchen and stairs rising to the first floor. Radiator.

### Living Room/Diner

uPVC double-glazed French doors, uPVC double-glazed door to rear garden and two uPVC double-glazed windows to rear elevation. Feature fireplace. Two radiators.

### Kitchen

uPVC double-glazed window to front elevation. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, four ring gas hob and oven. Space for fridge/freezer, washing machine, tumble dryer and dishwasher. Under-stairs storage cupboard. Breakfast bar. Radiator.

### Bedroom One

uPVC double-glazed window to rear elevation. Two storage cupboards. Radiator.

### Bedroom Two

uPVC double-glazed window to front elevation. Built-in units and storage cupboard. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

### Bathroom

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

### Outside

The property has a front garden laid to lawn with a footpath to the front door with sheltered porch area. The rear garden is fully enclosed and has a gate leading to a shared pathway, this provides access to the single garage and off-road parking for one vehicle. The low-maintenance garden benefits from a decking area and artificial grass, there are some additional gravel borders with a variety of greenery.

### 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.

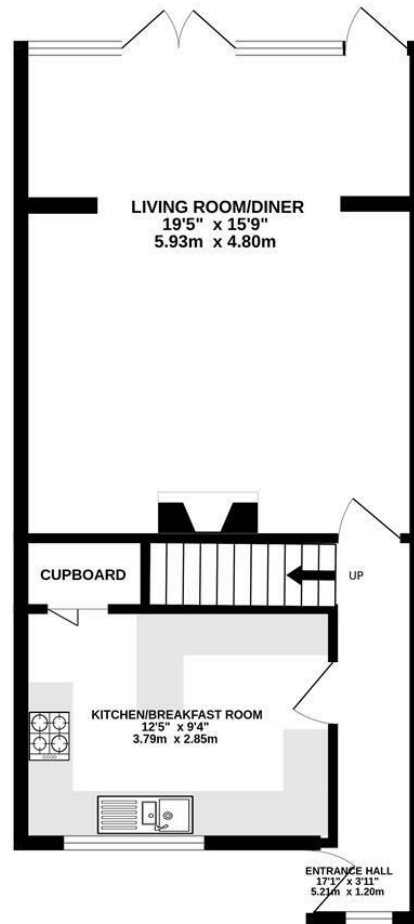
Heating: gas central heating.

Broadband speed: 5 Mbps (basic) and 80 Mbps (superfast).

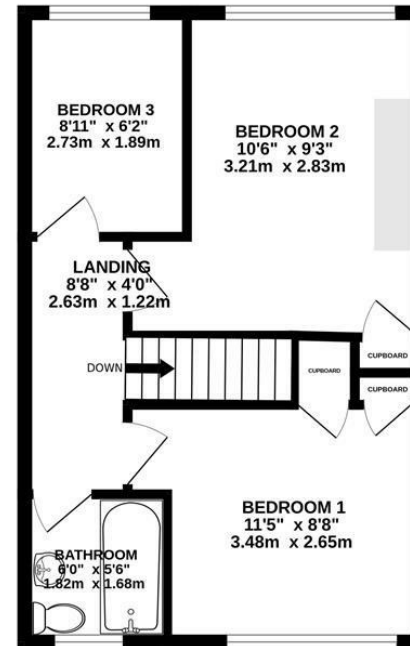
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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 ©2025

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.

