



**Stonelea, Cam GL11 6LG**

**Offers Over £295,000**



## Stonelea, Cam GL11 6LG

• Semi-detached bungalow • Two bedrooms • Driveway and carport • Close to local amenities • Enclosed rear garden with storage • EPC Rating: E50



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## Offers Over £295,000

### Accommodation

You are welcomed into the entrance with doors leading to the two bedrooms, living room and shower room. The large living room boasts sliding doors that flood the room with light, which then leads to the kitchen. The kitchen is modern with a range of wall and base units. There is an integrated washing machine, fridge/freezer and dishwasher as well as an electric oven and hob with extractor fan over. Through the stable door off the kitchen you are met with the lovely conservatory that is used as a dining space. The conservatory has French doors leading to the rear garden and includes wall base units. The master bedroom benefits from a large window and built-in wardrobes. The second bedroom also has built-in wardrobes. The shower room has a heated towel rail, low level WC, pedestal wash basin and a large walk in shower.

### Outside

The front of the property is mainly laid to lawn with a driveway providing off road parking. The current vendors use the carport as storage for outside items however you can fit another vehicle in. The rear garden is fully enclosed and laid to lawn with a patio area boasting a canopy and there is a useful garden shed as well as a summer house to provide additional storage.

### 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 and also Rednock School which offers secondary education and rated 'Good' by Ofsted.

### Tenure, Local Authority and Services

Freehold.

All mains services are believed to be connected to the property.

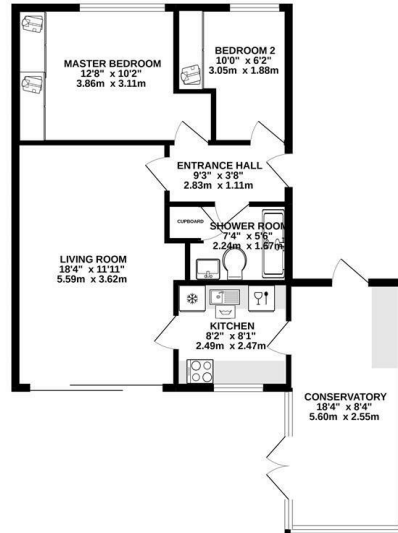
Stroud District Council, Tax Band B: £1,543.70.

### Directions

From our office in Cam head South towards High Street, at the roundabout take the second exit on to Cam Pitch (A4135). Continue up Cam Pitch (A4135) until you reach the small roundabout, at this roundabout take the second exit onto Woodfield



GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other space are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and equipment shown here are not tested and no guarantee is given for their 100% working or otherwise on the given date.  
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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.

