



Lambsdowne, Cam GL11 6PX
Offers Over £365,000



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- Detached house • Three double bedrooms • Conservatory • Driveway and integral garage • Sought after location • EPC Rating: D68



3 Noel Lee Way, High Street, Cam, Dursley, GL11 5PS

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Accommodation

The property is accessed via a good sized entrance hall that houses a downstairs cloakroom which comprises a low-level WC and hand basin. The hallway has doors leading to the living room, kitchen, integral garage and stairs rising to the first floor. The living room is generous in size with a gas fireplace and provides access to the conservatory that has French doors leading to the enclosed rear garden and benefits from underfloor heating. The dining room leads on from the living room and provides an additional area for entertaining, however it can be closed off via the double doors if a quieter atmosphere is required. The kitchen has a range of modern wall and base units and has access to the side of the property. Within the fitted kitchen there is an integrated dishwasher, washing machine, fridge freezer, induction hob and electric oven. Upstairs there are three well-proportioned double bedrooms. The master bedroom has an ensuite which comprises of low-level WC, shower cubicle and hand basin with storage and light up mirror. The family bathroom is also a great size and has a bath with shower over, low-level WC and hand basin. There is storage within the airing cupboard.

Outside

The property has a driveway with space for two vehicles and also access to the integral garage from an electric roller door. The front garden is mostly laid to lawn whilst the rear garden is a good size and fully enclosed. The rear garden is laid to both lawn and patio and can be accessed both via the house and the side gate.

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 and rated 'Good' by Ofsted.

Tenure, Services and Local Authority

Freehold.

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

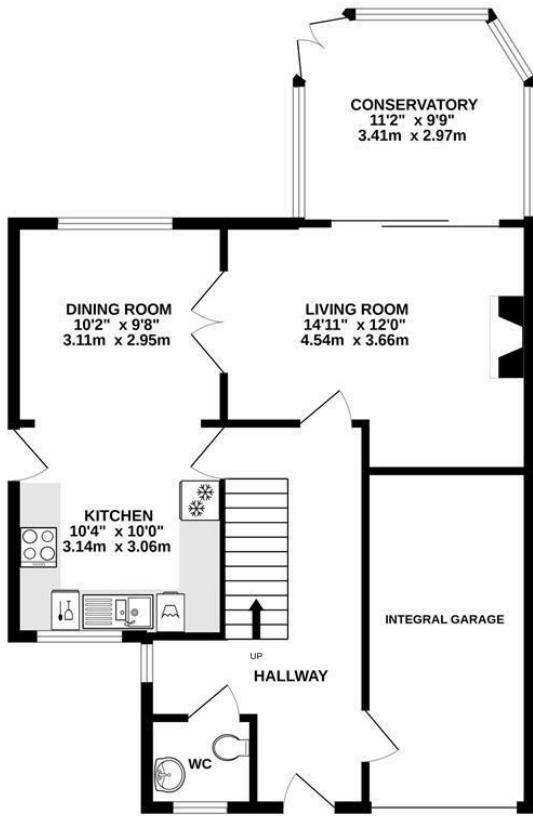
Stroud District Council, Tax Band D: £2,043.74.

Directions

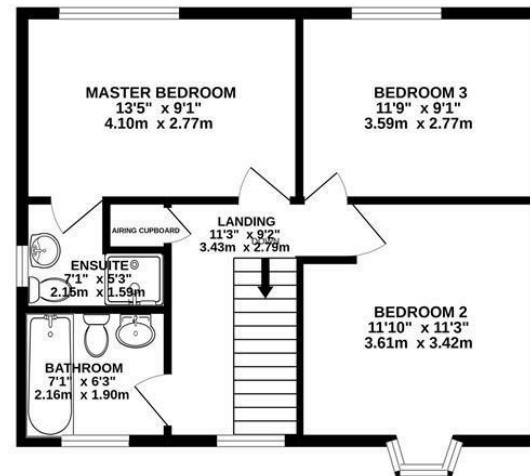
From our office in Cam, head South towards the roundabout at Noel Lee Way, take the second exit on to Cam Pitch (A4135). Continue to follow Cam Pitch until you reach a mini-roundabout, at this roundabout take the first exit on to Tilsdown (A4135), continue on Tilsdown until you reach another mini-roundabout. At this roundabout take the second exit on to Dursley Road. Approximately 381ft down the road you will need to turn right onto Lambsdowne. Continue on Lambsdowne until you very nearly reach the bottom, on your left you will then find our property which can be identified by the red garage door.



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A) - (G)		
(A) (most efficient)	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G) (least efficient)	G		
Not energy efficient - higher running costs			
England & Wales		83	68
		EU Directive 2002/91/EC	

