



**Workmans Close, Cam GL11 6JR**  
**Offers Over £369,950**



## Workmans Close, Cam GL11 6JR

• Detached family home • Four bedrooms • South facing rear garden • Off road parking • Chain free • EPC Rating: C76



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### Offers Over £369,950

#### Entrance Hall

Composite UPVC door to entrance hall. Storage cupboard and door to cloakroom. Access to inner hallway with further storage cupboard, doors leading to living room and kitchen and stairs rising to first floor.

#### Cloakroom

Double-glazed window to front elevation. Low-level WC and corner wash hand basin. Radiator.

#### Living Room/Diner

Double-glazed French doors and double-glazed window on to the rear garden. Space for dining table. Radiator.

#### Kitchen

Two double-glazed windows to front elevation. Modern kitchen comprising of wall and base mounted units with worktops and stainless steel sink with drainer and mixer tap. Eye-level oven, four-burner gas hob and extractor fan. There is space for a free-standing fridge/freezer, integrated washing machine and integrated dishwasher. Door leading to side of property. Radiator.

#### Master Bedroom

Two double-glazed windows to rear elevation. Radiator.

#### Bedroom Two

Double-glazed window to side elevation. Built-in wardrobe. Radiator.

#### Bedroom Three

Double-glazed window to front elevation. Radiator.

#### Bedroom Four

Double-glazed window to front elevation. Radiator.

#### Bathroom

Double-glazed window to front elevation. Modern suite comprising of low-level WC and vanity hand wash unit. Bath with shower over. Heated towel rail.

#### Outside

To the front of the property there is parking for two vehicles and you can access the rear garden via a side gate. The rear garden is fully enclosed and is South facing making it an ideal place for alfresco dining. There is an artificial lawn and patio, making way for a low maintenance area where you can sit back and enjoy.

#### Location

Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs, and national award-winning butchers. There is 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, Services and Local Authority

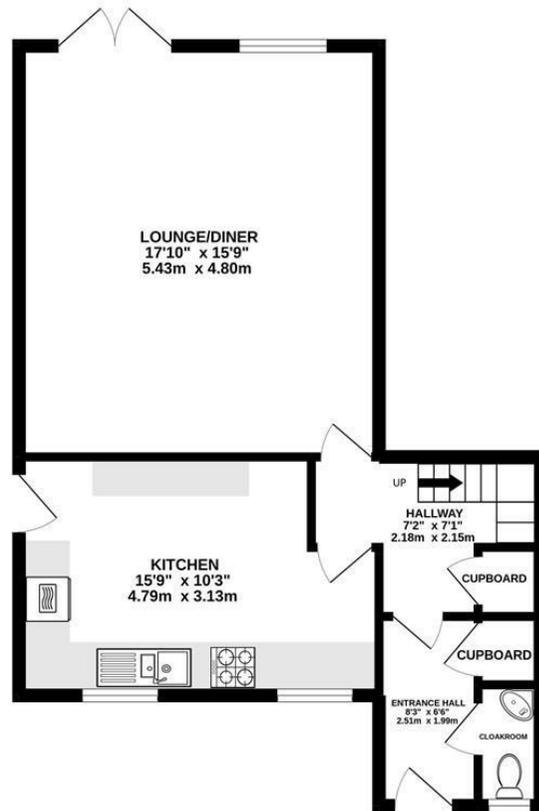
Freehold.

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

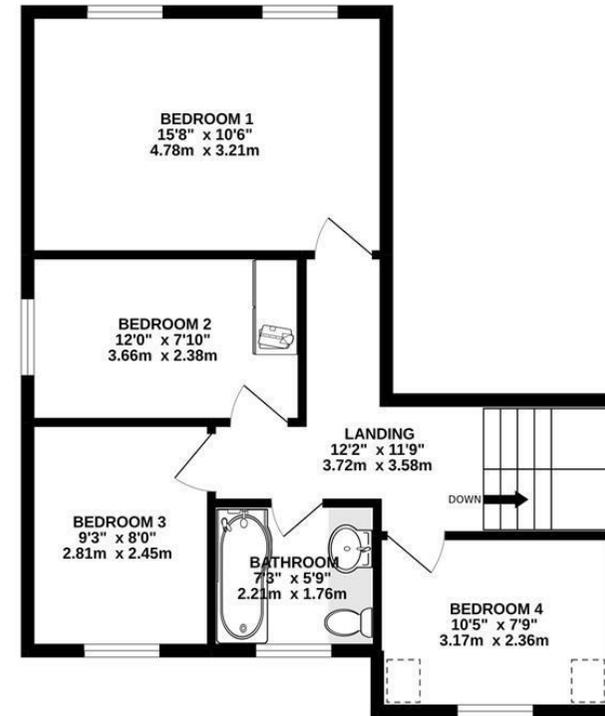
Stroud District Council, Tax Band D: £2,043.74 (2022/23)



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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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.

