



Delkin Road, Cam GL11 5RF
Offers Over £295,000



Delkin Road, Cam GL11 5RF

- Semi-detached
- Three bedrooms
- Close to local amenities
- Off-road parking
- Chain free
- EPC Rating: C71

Offers Over £295,000

Accommodation

You are welcomed into the property via an entrance hall with stairs rising to the first floor and hall leading to the living room and kitchen/dining room that has a range of wall and base units, a four-ring gas hob with extractor fan over and electric oven. There are spaces for a washing machine, dishwasher and a free-standing fridge/freezer. There are French doors leading from the dining area to the garden and also a side door that accesses the path to the side of the property. The living room is well-proportioned and has a bay window that floods the property with light creating a homely feel. On the first floor there are two double bedrooms and a single bedroom/study. The family bathroom comprises of a bath with shower over, pedestal hand basin and low-level WC.

Outside

To the front of the property, there is a gravelled drive providing off road parking for two vehicles. There is a footpath leading to both the front door and the side gate which in turn leads to the rear garden. The garden is mainly laid to lawn and benefits from a patio area. The garden is fully enclosed by fence panels.

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 C: £1,816.66.



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

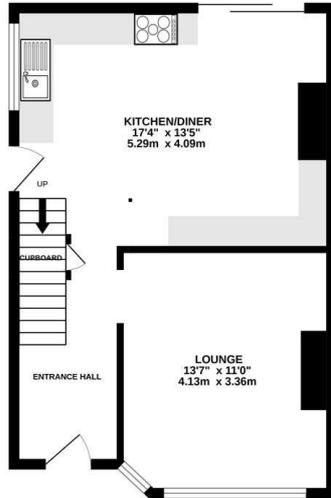
01453 706707

cam@naylorpowell.com

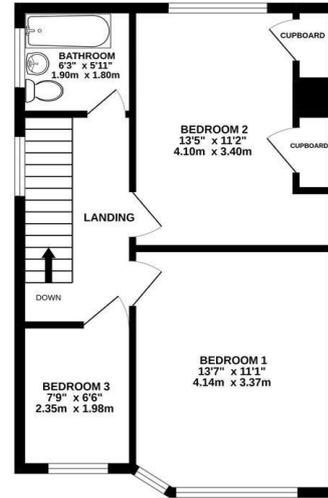
www.naylorpowell.com



GROUND FLOOR
440 sq.ft. (41.7 sq.m.) approx.



FIRST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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 ©2022.

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.

