



38 High Street, Cam, Gloucestershire, GL11 5LE
Offers over £300,000

PETER JOY
Sales & Lettings



38 High Street, Cam, Gloucestershire, GL11 5LE

A characterful stone and brick built end of terrace cottage in a good position on Cam High Street with three bedrooms, a 17' sitting room, a 16' dining room, a level garden and parking, offered to the market with no onward chain

ENTRANCE HALL, 17' SITTING ROOM, 16' DINING ROOM, KITCHEN, CLOAKROOM/WC, THREE BEDROOMS, BATHROOM, SEPARATE WC, LEVEL GARDEN, BLOCK PAVED DRIVE WITH PARKING FOR SEVERAL CARS

Viewing by appointment only

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Description

A characterful end of terrace house in a prominent position on the High Street in Cam. The shops, amenities and train station of the town are close by, with some lovely countryside just up the road. The property is one of the older houses in the street and is built using traditional methods from Cotswold stone. It has been enlarged at some point in the past - the roof has been raised with the addition of several red brick courses, making for an attractive exterior gable end detail.

The accommodation is arranged over two floors. An entrance hall, sitting room with fireplace, 16' dining room, kitchen and cloakroom/WC are on the ground floor, with a landing, three bedrooms and a bathroom above, on the first floor. The property is larger than one might expect, and the sitting room and main bedroom in particular feel spacious, measuring 17' and 15' respectively. An interesting cottage with lots to offer, and available with no onward chain.

Outside

The property has a level garden and a block paved drive with space to park several cars. This is behind the property, and the drive swings around the back of the house, with the lawn behind this. There is established planting, and a paved area, with a block built shed behind.



Location

Cam is a village close to the market town of Dursley and offers a selection of shops, cafes, a leisure centre/gym with swimming pool, supermarket and the well regarded Cam family butchers. There is a doctors surgery, two excellent primary schools and established parks and community areas. Dursley boasts the famous Old Spot Pub which holds a host of awards and accolades, a historic centre with a range of independent shops, a supermarket, plus several cafes and restaurants. There is a community hospital, very well regarded primary and secondary schools, library and free parking plus all the other services that you would expect from a town of this size. Cam and Dursley train station provides a regular service to Gloucester and Bristol. In addition to this, junctions of the M4 and M5 Motorways are also within very easy reach.

Directions

From our Nailsworth office proceed up the A46/Bath Road towards Tetbury. Continue for several miles and turn right at the traffic lights. Pass the Hunters Hall and continue, following signs to Dursley. Continue into the town and take the first exit at the roundabout. Pass Sainsburys and bear right, leaving the town. Pass Rednock school on the right and keep on, following the signs to Cam, on the A4135. Continue until you reach Tesco, and then turn left into the High Street. The property can be found a little way along on the right.

Agents note

The neighbouring property has a pedestrian right of way across the drive and into their garden, with a gate in the adjoining fence.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



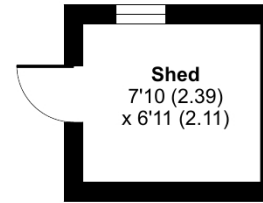
High Street, Cam, Dursley, GL11

Approximate Area = 1049 sq ft / 97.4 sq m

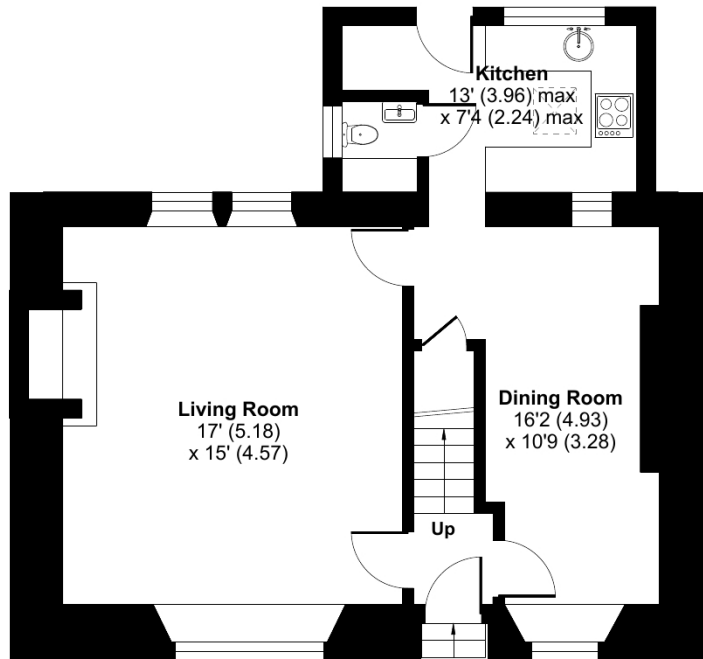
Outbuilding = 55 sq ft / 5.1 sq m

Total = 1104 sq ft / 102.5 sq m

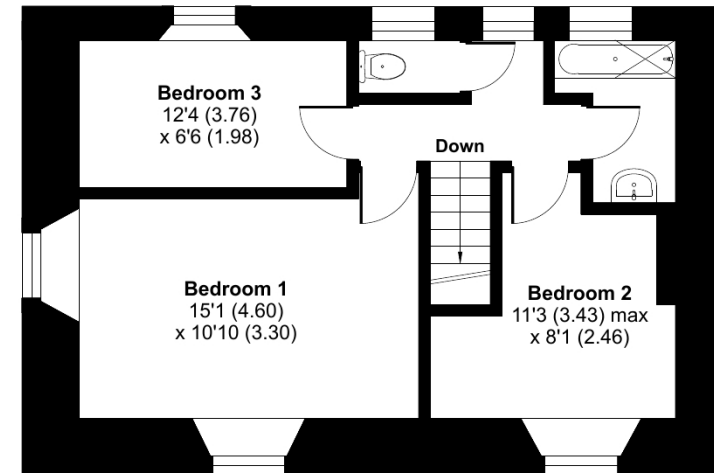
For identification only - Not to scale



OUTBUILDING



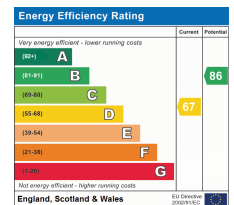
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1105012



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.