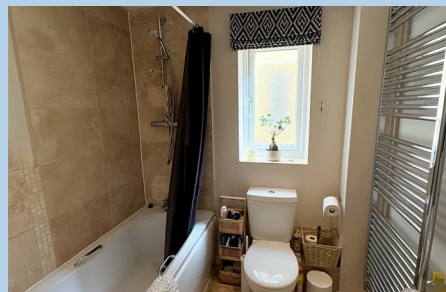


47c High Street, Cam,
GL11 5LB

£1,050 PCM



Attractive modern semi detached house in cul de sac position. Accommodation comprises of entrance hall, kitchen with built-in appliances, wc and lounge/diner with french doors onto private courtyard garden. First floor has two double bedrooms and family bathroom with shower over bath. There is one allocated parking space to the front. Gas heating. Council Tax Band B. Energy Rating B.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

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47c High Street, Cam, GL11 5LB

Situation

This semi detached two bedroom property is situated in this popular central location, within walking distance of Cam village centre facilities, which include Tesco's supermarket, a range of independent retailers, café, church, public houses and a choice of three primary schools. The nearby town of Dursley has a wider range of shopping facilities along with recreational facilities including swimming pool, sports hall, gyms and 18 hole golf course. The town also has a choice of restaurants, public houses and Rednock Comprehensive School. Cam and Dursley both have doctors and dentist surgeries and midway between Cam and Dursley centres is The Vale Hospital. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Entrance Hall

Wood effect flooring and access to boiler cupboard.

Kitchen

Modern kitchen with a range of wall and base units, built in oven, hob, fridge freezer and plumbing for washing machine.

WC

Wash basin and wc.

Living Room

With wood effect flooring and double doors giving garden access.

Bedroom One

Double bedroom with carpeted flooring and windows to rear.

Bedroom Two

Double bedroom with carpeted flooring and windows to front.

Bathroom

Modern suite with wc, wash basin, bath with shower and extensively tiled walls.

Externally

Rear enclosed courtyard garden and allocated parking space to the front.

Agents Note

Available Date: 1st August 2025

Minimum Tenancy Length: 12 Months

Deposit: £1210.00

Council Tax Band: B

Energy Rating: B

Minimum Annual Income Requirement:

£31,500.00

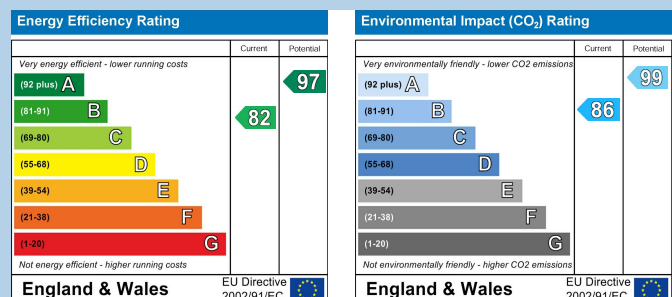
Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Gas, Electricity and Water

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.