

46 Millbank, Cam,
GL11 5PT

£1,050 PCM



Pleasantly situated and well presented two bedroom house in popular cul de sac location. Accommodation comprising of entrance hall, living room, kitchen/breakfast room. On the first floor are two double bedrooms and family bathroom with shower over bath. Further benefits include gas central heating, enclosed garden with patio and shed with off street parking for two vehicles at the front. Council Tax Band B. Energy Rating C.

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Situation

This well proportioned semi-detached house is situated in a popular cul de sac on the outskirts of Cam village. Within a few minutes walk there is a range of shops including Tesco supermarket along with doctors and dentist surgeries. Cam Hopton Primary School is also within a few minutes walk and secondary schooling can be found in the nearby market town of Dursley. The town has a good range of shopping facilities along with recreational facilities including swimming pool, sports hall and 18 hole golf course at Stinchcombe Hill. Commuting to the larger centres of Gloucester, Bristol and Cheltenham are made accessible via the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

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

With upvc front door and carpeted flooring.

Living/Dining Room 4.88m x 3.68m (16'0" x 12'0")

Carpeted flooring and double glazed window to front.

Kitchen 3.68m x 2.41m (12'0" x 7'10")

Modern kitchen with integrated electric oven and gas hob, cooker hood over, space and plumbing for washing machine, gas boiler, tiled flooring, window to rear and door giving garden access.

Stairs to First Floor Landing

Carpeted flooring and window to side.

Bedroom One 3.92m x 2.72m (12'10" x 8'11")

Double bedroom with carpeted flooring, built in wardrobe and window to rear.



Bedroom Two 3.37m x 2.07m (11'0" x 6'9")

Double bedroom with carpeted flooring and window to rear.

Bathroom

Suite comprising of wash basin, wc, panelled bath with shower over, vinyl flooring and window to rear.

Externally

To the front of the property the garden is open plan and laid to lawn with mature shrubs and pathway leading to the front door. A shared driveway provides two parking spaces for the property. A gateway leads to the enclosed rear garden which is laid to lawn with a patio area and benefits from a garden shed and outside tap.

Agents Note

Available Date: 18th August 2026

Minimum Tenancy Length: 12 months

Deposit: £1210.00

Council Tax Band: B

Energy Rating: C

Minimum Annual Income Requirement: £31,500

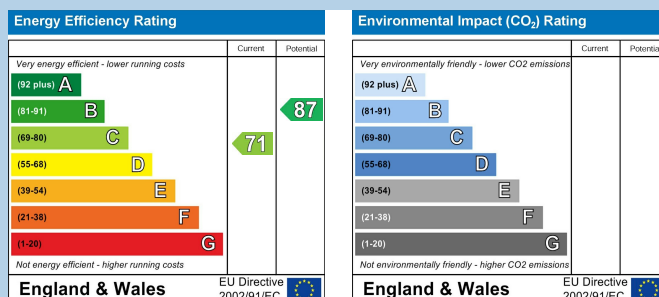
Unfurnished

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

Standard Meters

Broadband: Fibre to the Cabinet

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



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