

44 Millbank, Cam,
GL11 5PT

£1,050 PCM



Two bedroom house in cul de sac position and within walking distance of amenities. Accommodation comprises of entrance hall, living room, kitchen with oven/hob and rear access, master bedroom with built in wardrobe, second bedroom and bathroom with shower over bath. Further benefits include driveway with two parking spaces, enclosed rear garden and gas central heating. Available end of August. Council Tax Band B, Energy Rating C.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



44 Millbank, Cam, GL11 5PT

Situation

44 Millbank is located in this popular area on the outskirts of Cam village. Within walking distance is a range of shops including a Tesco superstore, post office along with a doctor's and dentist's surgery. Cam Hopton primary school is within a few minutes walk and secondary schooling can be found in the nearby market town of Dursley. Dursley town also offers a wider range of shopping facilities along with recreational facilities including Sainsburys supermarket, swimming pool, sports hall and 18 hole golf course. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible by the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 25 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

Entrance area with upvc front door and access to lounge.

Living Room

Carpeted flooring and double glazed windows to the front.

Kitchen

Range of wall and base units, single oven, gas hob, stainless steel sink, vinyl flooring and double glazed door and window overlooking the rear garden.

Stairs to First Floor Landing

Carpeted flooring and double glazed window to side wall.

Bedroom One

Double bedroom with carpeted flooring, double glazed window to front and walk in wardrobe.

Bedroom Two

Single bedroom with carpeted flooring and double glazed window overlooking rear garden.

Bathroom

White suite comprising of wash basin, wc and bath with shower over, vinyl flooring and double glazed window to the rear.

Externally

There are gardens to the front and rear, with the rear being laid to lawn and on a slight incline. There is a further patio area, storage shed and a side gate leading to the driveway which has space for two vehicles.

Agents Note

Available Date: 28th August 2026

Deposit: £1211.00

Council Tax Band: B

Energy Rating: C

Minimum Annual Income Requirement: £31,500

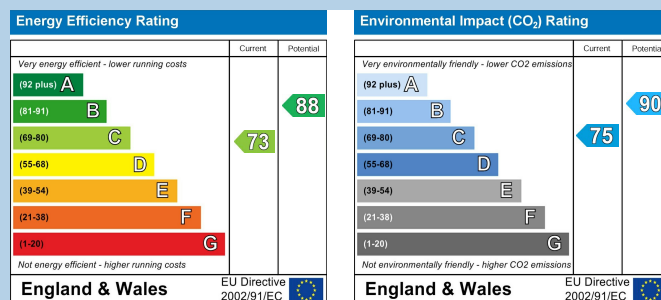
Unfurnished

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

Standard Meters for Electricity and Gas

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.