

3 Bed Semi-Detached In Pippin Leaze , Cam, Dursley, GL11 5FL £120,000





## SHORT DESCRIPTION

Property Ref: 12981 Introducing this modern three-bedroom home located in the charming village of Cam. Perfect for families and commuters alike, this property offers contemporary living with easy access to local amenities and excellent travel links. Featuring a stylish open-plan kitchen and dining area overlooking the private rear garden, this home is ideal for both entertaining and everyday living. With spacious bedrooms and a convenient driveway for two cars, comfort and practicality are at the forefront. Enjoy the convenience of nearby amenities including a Tesco Superstore, medical practices, schools, and nurseries, all within easy reach. Plus, with quick access to the A4135 and Cam & Dursley train station, commuting to nearby towns and cities is a breeze. Don't miss out on this opportunity to make this modern gem your own. Contact us today to arrange a viewing and experience the best of the village living in Cam....

3

Bed Room(s)

2

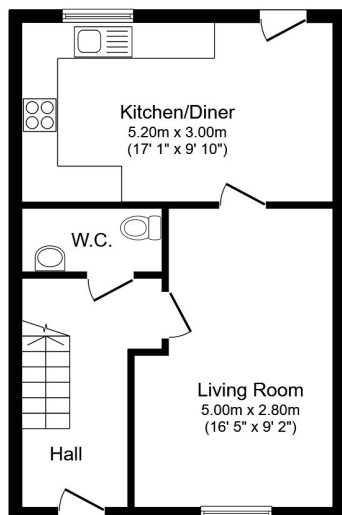
Bath Room(s)

1

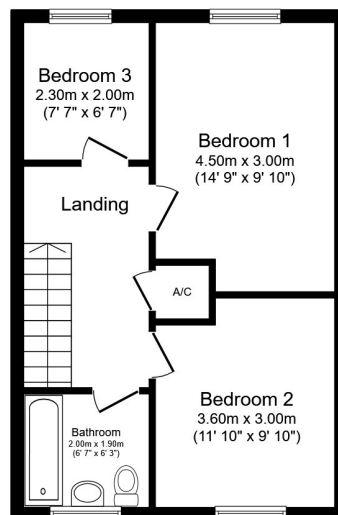
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Total floor area 84.2 m<sup>2</sup> (907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

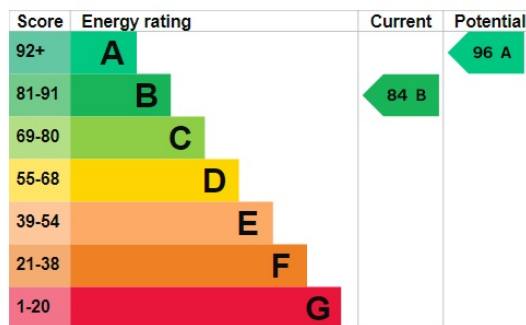
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## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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