

41 Larkrise, Cam,  
GL11 5EZ

£1,050 PCM



Well presented two bedroom home in cul de sac position. Ground floor includes entrance hall, living room and kitchen/breakfast room with built in oven and hob. First floor with two double bedrooms and bathroom with shower over bath. Further benefits include allocated parking and enclosed garden to rear. Council Tax Band B. Energy Rating C.

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# 41 Larkrise, Cam, GL11 5EZ

## Situation

The property occupies a convenient location in a cul de sac position in Lark Rise. It is situated within a few minutes walk of open fields yet close to Cam village centre. In the centre of Cam there is a range of shops including Tesco supermarket, chemist, newsagent, public house, church, doctors and dentist surgeries. Dursley town centre also has a range of shopping facilities including Sainsburys Superstore, together with swimming pool and library. It is well placed for travel throughout the south west including the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. The Cam and Dursley railway station is located in Box Road and provides connections to the national rail network.

**Living Room 4.44m x 3.20m (narrowing to 2.21) (14'6" x 10'5" (narrowing to 7'3"))**

Access via entrance hall and with carpeted flooring and views to front.

**Kitchen/Breakfast Room 4.17m x 2.57m (13'8" x 8'5")**

Fitted kitchen with a range of wall and base units, single electric oven, space for both fridge/freezer and washing machine. There are double doors opening to the rear garden.

**Stairs to First Floor Landing**

**Bedroom One 3.30m x 3.21m (extending to 4.18m) (10'9" x 10'6" (extending to 13'8"))**

Double bedroom with carpeted flooring and views to front.

**Bedroom Two 3.75m x 2.58m (narrowing to 2.22m) (12'3" x 8'5" (narrowing to 7'3"))**

Double bedroom with carpeted flooring and views to rear.

## Bathroom

White suite with vanity wash basin, wc, bath with shower over and tiled flooring and surround.

## Externally

There is allocated parking for the property and an enclosed garden with rear access.

## Agents Note

Available Date: 1st July 2025

Minimum Tenancy Length: 12 Months

Deposit: £1210.00

Council Tax Band: B

Energy Rating: C

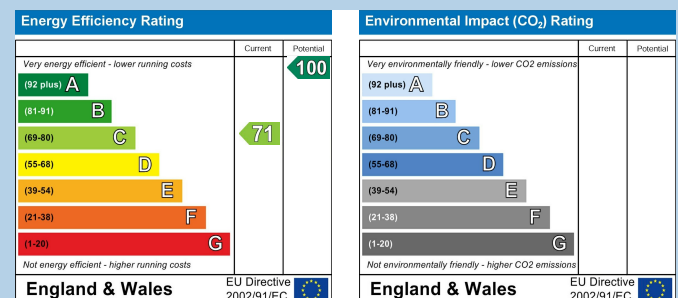
Minimum Annual Income Requirement: £31,500

Unfurnished

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

Standard Meters for Electricity, Gas and Water  
Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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