

35a The Quarry, Cam,
GL11 6JA

£1,100 PCM



Two bed character cottage with courtyard garden and gas central heating. Accommodation comprises of spacious open plan first floor kitchen/lounge/diner with Juliet balcony and wooden flooring. Ground floor space includes entrance hall, master bedroom with built in wardrobes, second bedroom, wc and bathroom with large shower cubicle. Council Tax Band B. Energy Rating D.

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Situation

Situated in Upper Cam, this property is within a short distance of a range of shops including an award winning butchers, mini-market, hairdressers and the newly established 'Leaf & Ground' with café and farm shop. A wider range of facilities can be found in Cam village centre including Tesco supermarket, three primary schools and secondary schooling can be found in nearby Dursley town centre. The town has a range of services including library, swimming pool and choice of supermarkets. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with 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

Laminate flooring, storage cupboard and access to rear patio garden.

Bedroom One 5.07m (max) x 4.45m (max) (16'7" (max) x 14'7" (max))

Double bedroom with laminate flooring, two built in wardrobes, further storage cupboard and window to front.

Bedroom Two 3.08m (max) x 2.43m (max) (10'1" (max) x 7'11" (max))

Single bedroom with laminate flooring and window to rear.

Shower Room

Suite with wash basin, shower cubicle and plumbing for washing machine.

WC

WC and gas boiler.

Stairs to First Floor

Kitchen/Lounge/Diner 9.77m (max) x 5.30m (max) (32'0" (max) x 17'4" (max))

Open plan kitchen/lounge/diner with wooden flooring, juliet balcony and windows to front.

Externally

Enclosed courtyard garden to rear.

Agents Note

Available Date: 8th May 2026

Deposit: £1265.00

Council Tax Band: B

Energy Rating: D

Minimum Annual Income Requirement: £33,000

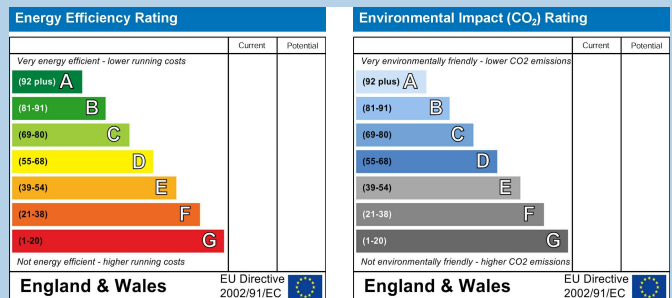
Unfurnished

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

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

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



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