



**Barley Close, Cam GL11 5FG**  
**Offers In Excess Of £410,000**



## Barley Close, Cam GL11 5FG

• Detached house • Four well-sized bedrooms • Social, light and airy kitchen/diner and additional study • Tastefully decorated and well-presented throughout • Garage with parking for two cars in front • Enclosed rear garden, laid to lawn and patio • Annual service charge of approximately £214.60 paid to Gateway - reviewed annually, ran from January - December. • Freehold • Council tax band E (£2,863.53) • EPC rating B85



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## Offers In Excess Of £410,000

### Entrance Hall

Composite door to entrance hall. Access to living room, kitchen/diner, study, cloakroom, under-stairs storage cupboard and stairs rising to the first floor. Radiator.

### Living Room

uPVC double-glazed window to front elevation. Radiator.

### Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed bi-folding doors to rear garden. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, five ring gas hob, eye-level double oven and integrated fridge/freezer. There is space for a washing machine. Breakfast bar with room for additional seating. Two radiators.

### Study

uPVC double-glazed window to front elevation. Radiator.

### Cloakroom

uPVC double-glazed window to side elevation. Low-level WC and wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobe. Radiator.

### En-Suite Shower Room

Low-level WC, wash hand basin and walk-in waterfall shower. Heated towel rail.

### Bedroom Two

uPVC double-glazed window to front elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

### Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

### Outside

The rear garden is laid to lawn with a patio space, great for those looking to entertain. The garden has a small space at the rear of the garage, ideal for some further storage. There is side access to the driveway where an EV charging point and garage access can be found. The garage has power and light and has two off-road parking spaces in front.

### Location

Cam offers a community feel and provides for most of your shopping requirements with a supermarket, two pubs and a butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. Cam has good motorway access via the M5, providing good links to Bristol, Gloucester and Cheltenham. Cam and Dursley train station is nearby offering local services to Bristol, Gloucester and beyond. There are plenty of primary schools to choose from as there are five in the local area and also Rednock School which offers secondary education.

### Material Information

Tenure: Freehold.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,863.53 (2025/26).

Service charge: approximately £214.60 per annum to Gateway. Reviewed annually, ran from January - December.

Approximately 7 years remaining on the NHBC warranty.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

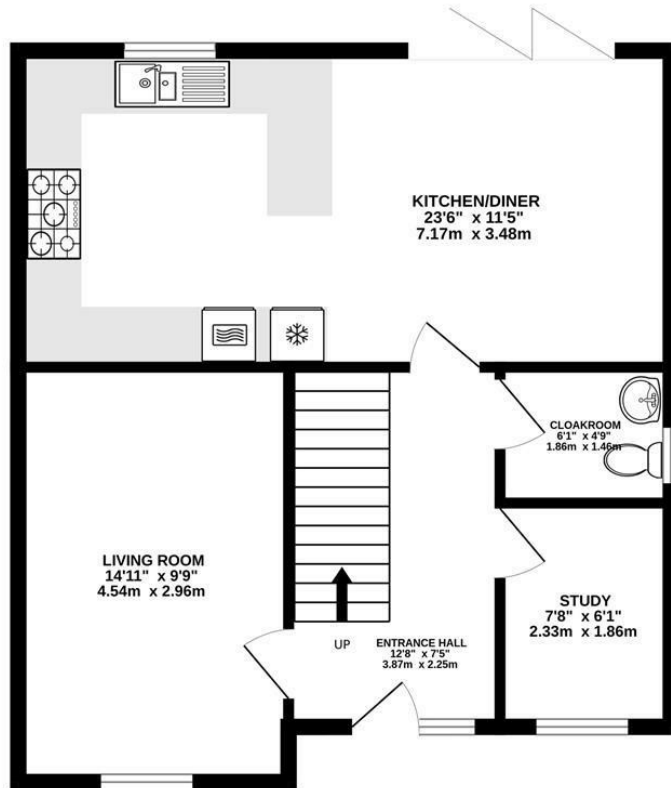
Heating: gas central heating.

Broadband speed: 16 Mbps (basic) and 1,800 Mbps (ultrafast).

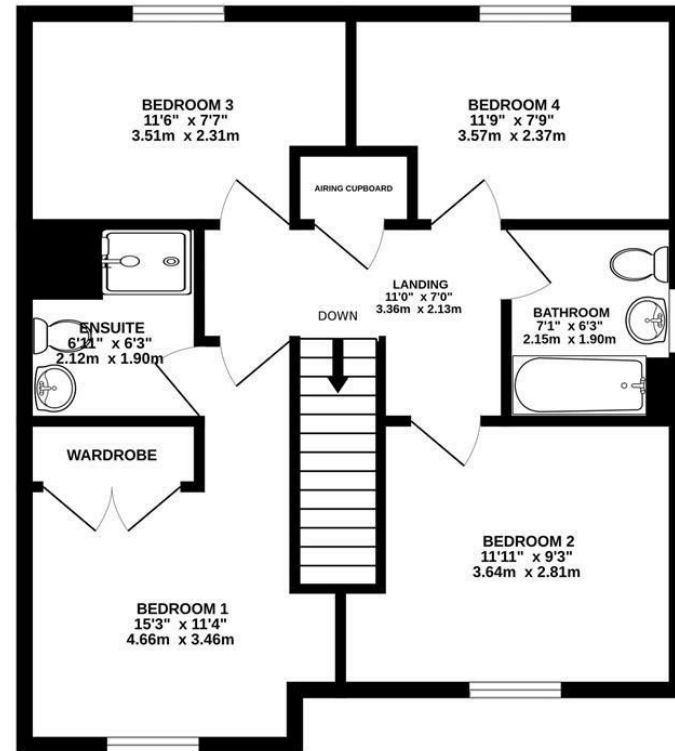
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

