



**The Quarry, Cam GL11 6JB**  
**£325,000**



## The Quarry, Cam GL11 6JB

• Detached bungalow • Two double bedrooms • Conservatory • En-suite shower room and main family bathroom • Enclosed garden with storage shed • Driveway parking for one vehicle • Garage with electric door • Freehold • Council tax band C (£2,082.56) • EPC rating B86

**£325,000**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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### Entrance Hall

uPVC door to entrance hall. Access to living room, kitchen, bedrooms and the bathroom. Radiator.

### Kitchen

uPVC double-glazed window to side elevation. Range of wall and base units with appliances to include oven, four ring electric hob and stainless steel one and a half bowl sink with mixer tap and drainer. Space for washing machine and fridge/freezer. Radiator.

### Living Room/Diner

uPVC double-glazed window to front elevation and double-glazed sliding doors to conservatory. Gas fire. Radiator.

### Conservatory

uPVC double-glazed sliding doors to garden and uPVC double-glazed windows surrounding. Radiator.

### Bedroom One

uPVC double-glazed window to side elevation. Radiator.

### En-Suite Shower Room

Low-level WC, wash hand basin and shower cubicle. Radiator.

### Bedroom Two

uPVC double-glazed window to side elevation. Radiator.

### Bathroom

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

### Outside

The property has off road parking for one vehicle to the side

of the property and a detached garage with power and light. The garden is fully enclosed and has access to the front from either side. It is laid to lawn with both a patio and gravelled area. There is a raised area that boasts an array of greenery. A helpful storage shed can also be found in the garden.

### Location

Cam offers a community feel and provides for most of your shopping requirements by way of a supermarket, two pubs and a national award winning butchers. There are also a wide range of sports clubs, leisure facilities and public play areas. Cam has good motorway access by way of 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, Rednock School also offers secondary education.

### Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,082.56 (2025/26).

Electricity supply: mains.

The property benefits from solar panels.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

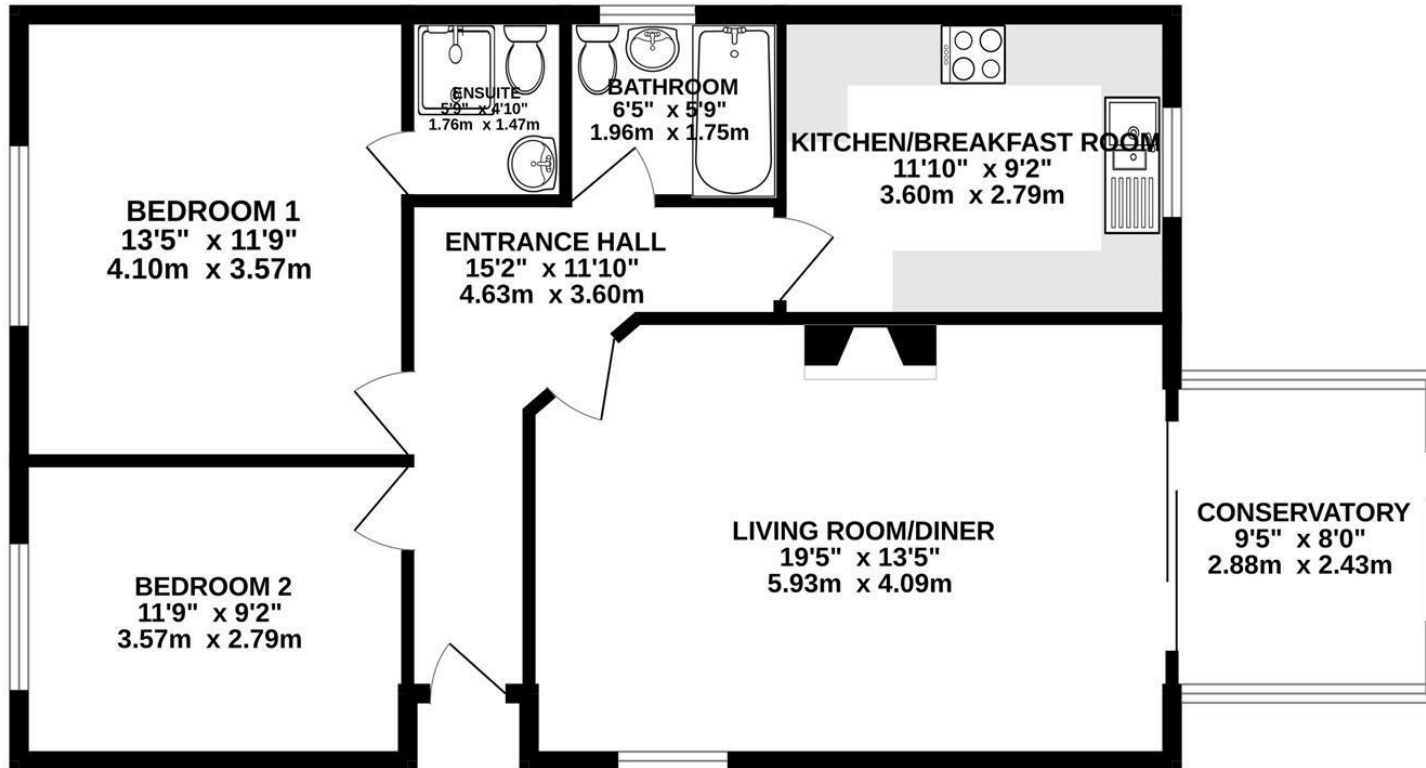
Broadband speed: 8 Mbps (basic) and 56 Mbps (superfast).

Mobile phone coverage: EE (Limited), Three (Limited), O2 and Vodafone (Limited).



# GROUND FLOOR

842 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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