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77 Lister Road, Dursley,
GL11 4FB

Asking Price
£360,000



BEAUTIFULLY MAINTAINED FOUR BEDROOM TOWNHOUSE SITUATED ON THE EDGE OF THE POPULAR LITTLECOMBE DEVELOPMENT. THE PROPERTY BRIEFLY COMPRISES: ENTRANCE HALL, LOUNGE, KITCHEN/DINER, UTILITY, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, REAR GARDEN AND DRIVEWAY PARKING FOR TWO CARS.

ENERGY RATING: B

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77 Lister Road, Dursley, GL11 4FB

SITUATION

77 Lister Road is situated on this extremely popular development within walking distance of the town centre. Lister Road, the more recent development phase on this estate, is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including: Tesco supermarket and a range of local traders, along with post office, and doctors and dentists surgeries. The village also has a choice of three primary schools. Dursley town, which is approximately one mile distant offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. The A38 is also within a convenient distance providing further connections to the M5 towards Gloucester, Cheltenham, and south to Bristol.

DIRECTIONS

From Dursley town centre proceed past Sainsbury's supermarket along the A4135, at the Town Hall and Church, take the first exit on the roundabout onto Long Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Take the next turning on the left onto Lister Road and proceed 150 metres, and the property will be located on the right hand side.

DESCRIPTION

This property was constructed approximately 6 years ago and has been in the same ownership since new, benefitting from the outstanding balance on the NHBC warranty. The property offers a conventional townhouse layout with the main living accommodation on the ground floor comprising: living room, kitchen/diner, utility and cloakroom. On the first floor, there are two double bedrooms and a good sized single bedroom with a family bathroom. On the top floor, there is a fantastic master bedroom with an en-suite.

THE 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

Having composite front door with double glazed side panel, and radiator.

LOUNGE 5.09m x 3.82m (16'8" x 12'6")

Having double glazed window, radiator, and large understairs cupboard.

KITCHEN/DINER 4.74m x 3.19m (15'6" x 10'5")

Having a range of wall and base units with granite worktop over and kickboard lights, integrated appliances including; fridge freezer, dishwasher, oven and hob with extractor hood over, one and a half bowl sink with drainer and mixer tap, double glazed french doors to garden.

UTILITY 1.83m x 3.19m (6'0" x 10'5")

Having integrated washing machine and space for tumble dryer, radiator, and double glazed door to garden.

CLOAKROOM

Having low level WC, wash hand basin with pedestal, gas fired boiler, double glazed window, and radiator.

FIRST FLOOR LANDING

Having stairs to second floor, airing cupboard housing hot water tank, and radiator.

BEDROOM TWO 4.31m x 2.65m (14'1" x 8'8")

Having double glazed window, and radiator.

BEDROOM THREE 3.96m x 2.65m (12'11" x 8'8")

Having double glazed window with fitted shutter blinds, and radiator.

BEDROOM FOUR 3.21m x 1.83m (10'6" x 6'0")

Having double glazed window, and radiator.

FAMILY BATHROOM

Low level WC, wash hand basin with pedestal, heated towel rail, bath with mixer shower over, part tiled wall, double glazed window, extractor fan and shaver point.

SECOND FLOOR LANDING

Having radiator.

MASTER BEDROOM 5.33m (max.) x 3.67m

(max.) (17'5" (max.) x 12'0" (max.))

Having double glazed dormer window and double glazed velux window, under eaves storage, built-in cupboard, built-in wardrobe, with further under eaves storage, and radiator.



EN-SUITE

Low level WC, wash hand basin with pedestal, shower cubicle, heated towel rail, part tiled wall, double glazed window, and extractor fan.

EXTERNALLY

At the rear of the property is a nice sized garden with a patio area, various shrubs and bushes with honeysuckle, garden shed, enclosed by wooden panel fencing with pedestrian side gate to driveway providing parking for two to three cars. At the front of the property there is a small garden area with railing and shrubs.

AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: D (£2,264.69 payable).

Maintenance charge of: £300.00 annually.

Remaining balance of NHBC Warranty.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

