

10 Harrolds Close, Dursley,  
GL11 4FD

£1,250 Per



Three bedroom townhouse over three floors and within walking distance of town centre and amenities. Accommodation comprises of entrance hall, cloakroom/WC, kitchen/breakfast room, living room with garden access, two first floor bedrooms, family bathroom and top floor master bedroom with en-suite shower. Further benefits include enclosed low maintenance garden, garage with further parking and gas central heating. Deposit £1440.00. Council Tax Band C. Energy Rating C

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propertymark

# 10 Harrolds Close, Dursley, GL11 4FD

## Situation

This three bedroom house benefits from lovely views to rear and is a short walk into Hermitage Woods on the slopes of Dursley. The property is also within a few minutes walk of the town centre which has a range of local retailers along with Sainsbury's supermarket, also within close proximity are doctors and dentists surgeries and secondary schooling. Cam and Dursley are well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the National Rail network.

## Description

This property was constructed approximately 16 years ago and has been in the same ownership for over 8 years. The property remains in a modern condition with recent updates including extensive new flooring and redecoration. The property briefly comprises; canopy porch, entrance hallway, cloakroom, kitchen, living/dining room, two first floor bedrooms, family bathroom, top floor master bedroom with en-suite shower room. To the rear of the property there are lovely views of countryside, a low maintenance garden with rear access leading to the garage plus driveway providing parking for one vehicle.

## 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).

## Canopy Porch

## Entrance Hall

Carpeted flooring, radiator, stairs to first floor.

## Downstairs WC

Wash basin, wc, radiator and vinyl flooring.

## Kitchen 3.30m x 1.96m (10'9" x 6'5")

Fitted kitchen with base and wall units, roll top laminate work surface over, one and half bowl stainless steel sink and drainer, electric oven, gas hob with extractor over, space for washing machine, dishwasher and tall standing fridge freezer, gas boiler, double glazed window to front.

## Living Room/Diner 4.77m (max) x 4.13m (max) (15'7" (max) x 13'6" (max))

Carpeted flooring, double glazed doors and windows to rear, two radiators, electric fire, storage cupboard.

## Stairs to First Floor Landing

Carpeted flooring, radiator.

## Bedroom Two 4.12m x 3.27m narrowing to 2.91m (13'6" x 10'8" narrowing to 9'6")

Carpeted flooring, two double glazed windows to rear, radiator.

## Bedroom Three 4.12m (max) x 2.85m (max) (13'6" (max) x 9'4" (max))

Carpeted flooring, two double glazed windows to front, radiator.

## Stairs to Top Floor Landing

Carpeted flooring, airing cupboard with hot water cylinder, double glazed Velux window.

## Master Bedroom 3.95m (max) x 3.04m (12'11" (max) x 9'11")

Carpeted flooring, double glazed window to front, radiator, access to insulated loft space.

## Ensuite Shower

White suite with shower cubicle, wc, wash basin, radiator, vinyl flooring and double glazed Velux window.

## Externally

The rear garden is low maintenance and has flagstone patio and stone gravel area. The garden is fully enclosed by wood panel fencing with rear access leading to the side of the property which has a garage and tarmac driveway with additional parking.

## Agents Note

Available Date: 1st June 2024

Minimum Tenancy Length: 12 Months

Deposit: £1440.00

Council Tax Band: C

Energy Rating: C

Unfurnished

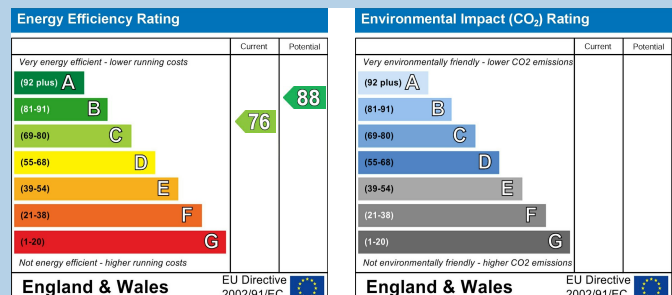
Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Electricity, Gas and Water

Broadband: Asymmetric Digital Subscriber Line (ADSL)

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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