

4 Manor Cottages, North Nibley,
GL11 6EB

£1,400 PCM



Four bedroom end terrace character cottage in idyllic village location. Ground floor accommodation comprises of entrance hall/reception with woodburner, living room and kitchen/diner with garden access. First floor with four bedrooms, bathroom with shower over bath and additional separate wc. Further benefits include allocated parking space and pleasant enclosed garden with lawn and shed. Night Storage Electric Heating. Deposit: £1615. Council Tax Band E. Energy Rating E.

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propertymark

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Situation

This character property is located in a quiet cul de sac in the popular Cotswold village of North Nibley, which is in an Area of Outstanding Natural Beauty. The village has a convenience store, pub, church, chapel and primary school. The towns of Dursley and Wotton-under-Edge offer a further range of facilities along with secondary schooling and two eighteen hole golf courses at the nearby Stinchcombe Hill and The Cotswold Edge Golf Club. The village is also within easy access to the M5/M4 motorway network bringing the centres of Gloucester, Bristol and Cheltenham within easy commuting distance.

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).

Reception Area 3.08m x 2.54m (extending to 2.94m) (10'1" x 8'3" (extending to 9'7"))

Carpeted flooring, woodburner, night storage heater and understairs storage cupboard.

Living Room 4.90m x 4.59m (16'0" x 15'0")

Carpeted flooring, two sets of single glazed windows with secondary glazing, electric night storage heater.

Kitchen/Dining Room 4.89m x 4.12m (extending to 4.57m) (16'0" x 13'6" (extending to 14'11"))

Range of wall and base units, laminate work surfaces, stainless steel sink, two sets of single glazed windows, integral seating, vinyl flooring and door giving access to garden.

Stairs to First Floor Landing

Carpeted flooring, airing cupboard and single glazed window with secondary glazing

Bedroom One 4.61m x 3.07m (15'1" x 10'0")

Carpeted flooring, built in wardrobe, single glazed window with secondary glazing, night storage heater.

Bedroom Two 3.14m x 2.70m (extending to 3.03m) (10'3" x 8'10" (extending to 9'11"))

Carpeted flooring, single glazed window with secondary glazing, night storage heater.

Bathroom

White suite comprising of wash basin, wc, bath with shower over, vinyl flooring and single glazed window with secondary glazing.

Bedroom Three 2.88m x 2.40m (extending to 2.59m) (9'5" x 7'10" (extending to 8'5"))

Carpeted flooring, built in wardrobe, single glazed window with secondary glazing, night storage heater.

Bedroom Four 4.98m x 1.61m (extending to 1.86m) (16'4" x 5'3" (extending to 6'1"))

Carpeted flooring, built in wardrobe, single glazed window with secondary glazing, night storage heater.

WC

Wash basin, wc, vinyl flooring and single glazed window with secondary glazing.

Externally

Enclosed front garden laid to lawn with shed and one allocated parking space.

Agents Note

Available Date: 1st July

Minimum Tenancy Length: 12 Months

Deposit: £1615.00

Council Tax Band: E

Energy Rating: E

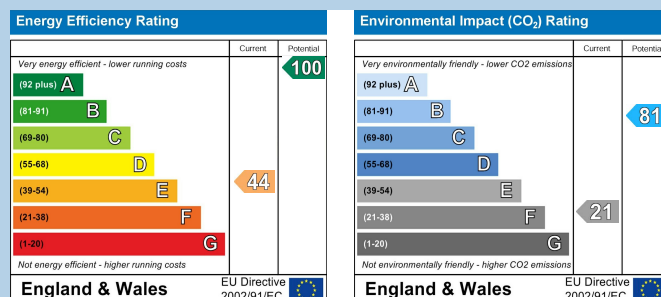
Unfurnished

Utilities: Mains Electric, Water and Sewerage are connected.

Standard Meter for Electric

Broadband: Asymmetric Digital Subscriber Line (ADSL)

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



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