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36 Lister Road Dursley GL11 4FH

Asking Price  
**£315,000**



CONTEMPORARY SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN LOCATED ON LISTER ROAD WITHIN WALKING DISTANCE TO DURSLEY TOWN CENTRE. THIS PROPERTY BOASTS A SPACIOUS LOUNGE/DINER AND ALSO MODERN KITCHEN/DINER ALONG WITH CLOAKROOM AND UNDER STAIRS STORAGE. ON THE FIRST FLOOR A GOOD SIZE LANDING LEADS TO THREE BEDROOMS, MASTER WITH MODERN EN-SUITE AND SEPARATE FAMILY BATHROOM. EXTERNALLY THERE IS A DRIVEWAY WITH OFF STREET PARKING LEADING TO SIDE GATE AND LOW MAINTENANCE ENCLOSED REAR GARDEN. GAS CENTRAL HEATING, COUNCIL TAX BAND: C. ENERGY RATING: B

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## 36 Lister Road, Dursley, GL11 4FH

### SITUATION

36 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's supermarket and a range of local traders along with Post Office, doctors and dentists. The village also has a choice of three primary schools. Dursley town, is in close proximity offering a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe development is in the course of construction and the River Ewelme runs through the centre of the development, which will be the focal point with walkways and bridges along with play areas.

### 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).

### CANOPY PORCH

### ENTRANCE HALL

Composite front door leading to hallway having stairs to first floor, spacious under stair storage cupboard and radiator.

### KITCHEN/DINER 3.33m x 3.06m (max) (10'11" x 10'0" (max))

Modern fully fitted kitchen with excellent breakfast/dining space. Having white high gloss wall and base units with worktop over, under counter lighting, inset sink and drainer, gas combination boiler, built in fridge freezer, integrated washing machine and dishwasher, four burner gas hob with extractor over, built in double oven, radiator and double glazed window to front.

### LOUNGE/DINER 4.65m x 3.29m

Excellent entertaining space ideal for lounging and

dining, with large double glazed patio doors and glazed side screens with privacy blinds, providing a light and airy feel throughout and leading on to the enclosed rear garden.

### CLOAKROOM

With low level WC, pedestal wash hand basin, radiator and double glazed window to side.

### ON THE FIRST FLOOR

### LANDING

Spacious and having loft access, which is boarded and with light, leading to:

### MASTER BEDROOM 3.26m narrowing to 2.49m x 2.87m (10'8" narrowing to 8'2" x 9'4")

Having built in double wardrobes with sliding mirrored doors, radiator and large double glazed window to the front, door leading to:

### EN-SUITE

Modern suite having shower cubicle and electric shower, low level WC, pedestal wash hand basin and ladder radiator, double glazed window to front and partially tiled walls.

### BEDROOM TWO 3.11m (max) x 2.70m (10'2" (max) x 8'10")

Good size room with radiator and double glazed window to rear.

### BEDROOM THREE 3.29m (max) x 1.86m

Versatile room which could be used as a bedroom or home office, having radiator and double glazed window to rear,

### FAMILY BATHROOM

This contemporary white suite comprises: bath with mains shower over and shower screen, WC and wash basin, ladder radiator, partially tiled walls and double glazed window to side.

### EXTERNALLY

To the front of the property is a small pathway to the front door. An attractive small flower garden sits to the side of the pathway and is edged by neat black railings. To the side of the property is a block paved driveway for off street parking and leads to a wooden side gate giving access to the enclosed south/westerly facing rear garden, having good size patio area for alfresco dining and low maintenance ornamental gravel which is edged by a low level boarders with an array of shrubs and trees, good size shed with power and lighting, outside tap and wooden fencing.

### AGENT NOTES

Tenure: Freehold

All mains services are believed to be connected.

Council Tax Band: D (£2,360.58 payable).

£88.00 management fee payable to First Port every six months for maintenance of the estate.

Restrictions/covenants: Need permission for a shed.

Restrictions regarding the condition of the front garden.

No aerials on roofs.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### 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.

