



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	93	B	A

England & Wales EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

41 Lister Road, Dursley,
GL11 4FB

Asking Price
£359,995



SPACIOUS AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, CONSTRUCTED 2019 (5 YEARS REMAINING ON NHBC), LOW MAINTENANCE AND GOOD SIZE REAR GARDEN, FIRST FLOOR BALCONY/TERRACE WITH VIEWS AND COMPRISING: ENTRANCE HALLWAY, CLOAKROOM/4TH WC, UTILITY ROOM, GARAGE WITH DOOR TO GARDEN, FIRST FLOOR LARGE LIVING ROOM AND SEPARATE KITCHEN/DINER WITH ACCESS TO SUN TERRACE BALCONY, THREE TOP FLOOR BEDROOMS (MASTER WITH EN-SUITE SHOWER), FAMILY BATHROOM, REAR GARDEN WITH SIDE ACCESS, CAR PORT, ENERGY RATING B.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



41 Lister Road, Dursley, GL11 4FB

SITUATION

41 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, which is approximately one mile distant offers 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.

DIRECTIONS

From Dursley town centre proceed past Sainsburys supermarket along the A4135 and at the town hall and Church, take the first on the roundabout onto Silver Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Continue straight as the road becomes Lister Road and the property will be located on the right hand side after approximately 200 metres.

DESCRIPTION

This property was constructed in 2019 and still has the outstanding 5 years NHBC warranty. A number of properties on this road have balcony views to front with number 41 having views towards the tree line. The property briefly comprises neat entrance hallway with cloakroom and under stair storage cupboard, utility room, garage with door to garden. On the first floor, there is a bright and spacious living room with large windows to rear, cloakroom and modern kitchen/diner with French doors opening onto the front facing sun balcony. On the top floor, there is a large landing with airing cupboard, three bedrooms to include master bedroom with en-suite and separate family bathroom. Externally, there is a low maintenance rear garden, garage and car port for parking.

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

Double glazed front door with glazed side screens leading to: neat entrance hallway having radiator, stairs to first floor, door to garage, and under stair storage cupboard, door to:

UTILITY 2.85m x 2.08m (9'4" x 6'9")

Base units with worktop over, stainless steel sink and drainer, radiator, space and plumbing for washing machine, gas boiler, double glazed door to garden.

CLOAKROOM

Having wash basin, WC, radiator and partially tiled walls.

ON THE FIRST FLOOR

Landing with stairs to second floor and access to living areas:

2ND CLOAKROOM

Having w/c and wash basin, radiator and double glazed window to front.

KITCHEN/DINER 5.16m x 3.15m (16'11" x 10'4")

With high gloss wall and base units with worktop over, sink and drainer and built-in appliances including double oven, large 5 ring gas burner hob with extractor over, plumbing and space for dishwasher and space for fridge freezer, radiator and leading to dining area for entertaining and socialising and French doors leading to the sun terrace.

LOUNGE 5.34m x 3.95m (17'6" x 12'11")

Good size space with two double glazed windows overlooking the rear garden and two radiators.

BALCONY SUN TERRACE

Excellent space for al fresco dining straight off the kitchen.

ON THE SECOND FLOOR

LANDING

Airing cupboard with hot water cylinder, radiator, access to loft space which has loft light

BEDROOM ONE 4.04m x 3.53m (13'3" x 11'6")

Well thought out space with large double glazed picture window to front, radiator, and walkin wardrobe offering excellent storage with shelving and radiator, door to:

EN-SUITE

Shower cubicle with mains shower, low level WC, wash hand basin with pedestal, ladder radiator, double glazed window to front.

BEDROOM TWO 3.28m x 2.94m (10'9" x 9'7")

Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM THREE 2.90m x 1.99m (9'6" x 6'6")

Double glazed window to rear, radiator.

FAMILY BATHROOM

Suite comprising: bath with shower tap, WC, wash basin and separate shower cubicle for extra convenience and ladder radiator.

EXTERNALLY

The rear garden is low maintenance having good size patio area for entertaining and socialising raised lawned area and space for Hot Tub (to be included in the sale). There is side access to front which has carport/driveway for one leading to GARAGE (5.94m x 3.02m) which has light and power, front up-and-over door and double glazed door to garden.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected

Council Tax Band:C (£2360.58 payable).

Remaining balance of 10 years NHBC Warranty (commenced 2019).

Maintenance charge of approximately £300.00 annually.

The annual service charge for the property which for 2021/2022 was approx. £300, £340 for 2022/2023, and £145 for 6 months of 2024. The service charge varies based on works carried out at the Littlecombe development which is in it's last phases of construction.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see 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.

