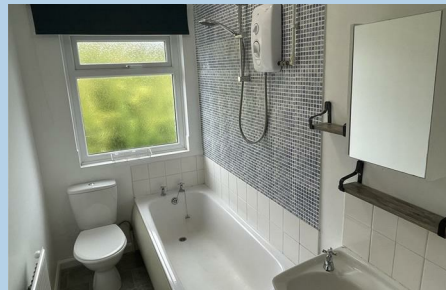


13 Highfields Approach, Dursley,
GL11 4NR

£1,350 PCM



Well presented and modernised three bed semi detached family home. Internal space includes entrance hall, fitted kitchen with double oven, living room and separate dining room, utility room and downstairs wc accessed via rear hall. On the first floor are three double bedrooms and bathroom with shower over bath. The property benefits from gas central heating, large rear garden, further front garden and off street parking. Deposit £1555.00. Council Tax Band B. Energy Rating D.

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propertymark

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Situation

The property is situated on the outskirts of Dursley in the Highfields area of town and within walking distance of the Co-operative mini market in Rosebery Road. Dursley town centre is within a short drive with its range of amenities including Sainsbury's supermarket, independent retailers, doctors and dentist surgeries. Rednock comprehensive school can be found close to the town centre and Dursley is 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 onward connections to the National Rail Network.'

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

Carpeted flooring, double glazed front door and large understairs storage cupboard.

Living Room 3.52m x 4.02m (extending to 4.55m) (11'6" x 13'2" (extending to 14'11"))

Carpeted flooring, open fire, two double glazed windows and radiator.

Dining Room 4.10m x 2.68m (extending to 3.05m) (13'5" x 8'9" (extending to 10'0"))

Carpeted flooring, two double glazed windows and radiator.

Kitchen 3.48m x 3.41m (11'5" x 11'2")

Range of wall and base units, stainless steel sink, vinyl flooring and two double glazed windows.

Rear Hall

Vinyl flooring, double glazed windows and rear door.

Utility Room 2.16m x 1.31m (7'1" x 4'3")

Base units with plumbing for washing machine, vinyl flooring, double glazed window.

WC

WC, wash basin, vinyl flooring, double glazed window.

Stairs to First Floor Landing

Carpeted flooring, double glazed window, airing cupboard housing gas central heating boiler.

Bedroom One 4.12m x 3.14m (extending to 3.53m) (13'6" x 10'3" (extending to 11'6"))

Carpeted flooring, double glazed window and radiator.

Bedroom Two 4.10m x 2.70m (extending to 3.07m) (13'5" x 8'10" (extending to 10'0"))

Carpeted flooring, two double glazed windows and radiator.

Bedroom Three 3.56m x 2.06m (extending to 2.44m) (11'8" x 6'9" (extending to 8'0"))

Carpeted flooring, double glazed window and radiator.

Bathroom

White suite comprising of wash basin, wc, shower over bath, vinyl flooring and double glazed window.

Externally

Front and rear gardens both laid to lawn with side access and driveway with off street parking.

Agents Note

Available Date: 1st October 2024

Minimum Tenancy Length: 12 Months

Deposit: £1555.00

Council Tax Band: B

Energy Rating: D

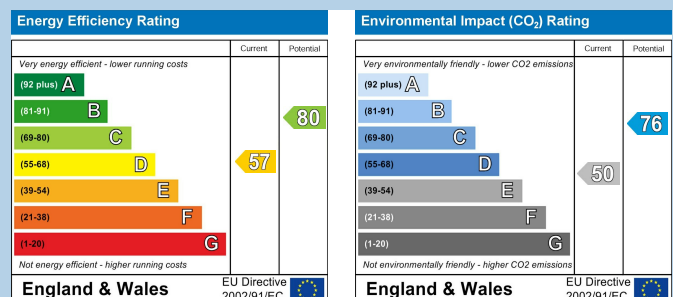
Unfurnished

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

Standard Meter for Gas and Electricity. No Water meter.

Broadband: ADSL (Asymmetric Digital Subscriber Line)

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



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