

Holly Tree Lodge Kingshill Road,
Dursley,

£1,800 PCM



Detached three bed character cottage with further detached one bed annexe included. Main house comprises of kitchen with appliances, utility room, two reception rooms and bathroom on ground floor, with three double bedrooms on first floor along with ensuite wc. Annexe comprises of kitchen/living room, double bedroom and bathroom with separate bath and shower. Further benefits include enclosed garden, ample parking and gas central heating to main house. Council Tax Band D. Energy Rating E.

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Situation

Holly Tree Lodge is a well presented detached character cottage situated within easy reach of Dursley town centre. The town offers a range of shopping facilities including Sainsburys and Lidl supermarkets as well as swimming pool, gym, golf course and library. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. The nearby village of Cam has a range of local facilities including doctors surgery, dentist, chemist, Tesco supermarket, Post Office, independent retailers along with a choice of three primary schools and offers a 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).

MAIN HOUSE

Entrance Porch

Tiled floor and double glazed surround.

Living Room 3.48m x 4.15m (11'5" x 13'7")

Wooden flooring, feature fireplace and two double glazed windows.

Dining Room 3.62m x 3.03m (11'10" x 9'11")

Tiled flooring, feature fireplace and double glazed window.

Kitchen 4.70m x 2.46m (15'5" x 8'0")

Range of wall and base units, granite worktops, integrated dishwasher, range oven, fridge/freezer, tiled flooring, two double glazed windows, skylight and double glazed door to garden.

Utility 3.84m x 0.92m (12'7" x 3'0")

Gas boiler, plumbing for washing machine, tiled flooring, radiator and double glazed window.

Bathroom

White suite with wc, wash basin, bath with shower over, vinyl flooring, radiator and two double glazed windows.

Stairs to First Floor Landing

Carpeted flooring, access to three bedrooms.

Bedroom One 3.14m x 2.07m (extending to 3.11m) (10'3" x 6'9" (extending to 10'2"))

Wooden flooring, radiator and double glazed window.

Ensuite WC

WC, wash basin, vinyl flooring.

Bedroom Two 3.06m x 3.55m (extending to 3.64m) (10'0" x 11'7" (extending to 11'11"))

Wooden flooring, radiator and double glazed window.

Bedroom Three 3.86m x 3.03m (12'7" x 9'11")

Wooden flooring, radiator and double glazed window.

ANNEXE

Kitchen/Living Room 4.73m x 3.03m (15'6" x 9'11")

Range of wall and base units, granite worktop, breakfast bar, single oven, ceramic hob, dishwasher, fridge, electric wall mounted heater, wooden flooring, two double glazed windows, timber front door to garden.

Bedroom 3.33m x 3.03m (10'11" x 9'11")

Wooden flooring, built in wardrobe, electric wall mounted heater, double glazed window.

Utility Closet

Wooden flooring, plumbing for washing machine.

Bathroom

White suite comprising of wc, wash basin, bath, separate shower cubicle, tiled flooring, radiator and double glazed window.

Externally

Enclosed garden with lawn, patio area, greenhouse and ample parking on driveway.

Agents Note

Available Date: 7th May 2025

Minimum Tenancy Length: 12 Months

Deposit: £ 2075.00

Council Tax Band: D

Energy Rating: E

Minimum Annual Income Requirement: £ 54,000

Unfurnished

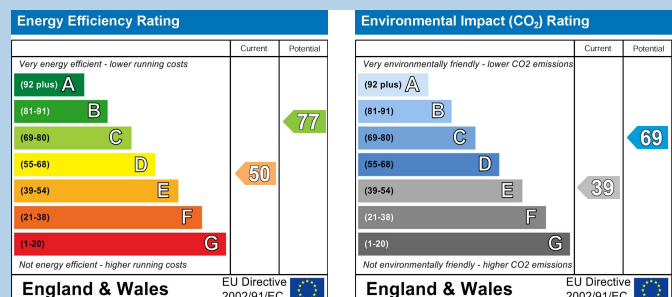
Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Gas, Electricity and Water

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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