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71 Lister Road, Dursley,
GL11 4FB

Price Guide
£360,000



IMMACULATELY PRESENTED AND EXTREMELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOME, WITH FULL SIZED GARAGE PLUS CAR PORT, CONSTRUCTED 2019 (4 YEARS REMAINING ON NHBC), WELL PRESENTED LANDSCAPED REAR GARDEN, FIRST FLOOR BALCONY/TERRACE, IMMACULATE THROUGHOUT, ENTRANCE HALLWAY, CLOAKROOM/4TH WC, UTILITY ROOM, LARGE LIVING ROOM, KITCHEN/DINER WITH ACCESS TO FRONT BALCONY, THREE BEDROOMS (MASTER WITH EN-SUITE SHOWER), FAMILY BATHROOM, REAR GARDEN WITH SIDE ACCESS, CAR PORT AND GARAGE. ENERGY RATING B.

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71 Lister Road, Dursley, GL11 4FB

SITUATION

71 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, and is 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 turning on the roundabout onto Long Street and continue to the bottom of the incline. Turn left onto Lister Road and proceed 200 metres and the property will be located on the right hand side.

DESCRIPTION

This immaculately presented modern town house was constructed in 2019 and has the outstanding balance of a 10 year NHBC warranty. Having one owner since new, the rear garden has been landscaped into a pleasant and low maintenance area and the property internally benefiting from spacious accommodation over three floors. The property briefly comprises entrance hallway with cloakroom and storage cupboard, utility room with garden access and garage. On the first floor, there is a bright and spacious living room with large windows to rear, cloakroom and kitchen/diner with French doors onto the front facing balcony/terrace with space for al fresco dining. On the second floor, there is a large landing with airing cupboard, three bedrooms with en-suite to master bedroom, and additional family bathroom. Externally, there is a landscaped rear garden with patio and steps leading to a pleasant artificial lawned area with flower beds and borders. There is side access leading to front door and CAR PORT which in turn leads to the good sized garage.

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 HALLWAY

Double glazed front door, radiator, stairs to first floor, under stair cupboard, door to garage.

CLOAKROOM

Low level WC, wash hand basin with pedestal, radiator.

UTILITY ROOM 2.86m x 2.10m (9'4" x 6'10")

Base and wall unit, roll top laminate work surfaces over, stainless steel sink and drainer, integrated washing machine, gas boiler, radiator, double glazed door to rear.

ON THE FIRST FLOOR

LANDING

Stairs to top floor, radiator.

LIVING ROOM 5.35m x 3.84m (17'6" x 12'7")

Two double glazed windows to rear, two radiators.

KITCHEN/DINER 5.19m x 3.19m (17'0" x 10'5")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, one and half bowl stainless steel sink and drainer, integrated dishwasher, integrated tall fridge freezer, electric oven and grill, separate 5 ring gas hob with hood over, inset ceiling spotlights, radiator, double glazed French doors to balcony.

ON THE TOP FLOOR

LANDING

Airing cupboard with hot water cylinder, radiator, access to loft space.

BEDROOM ONE 4.01m (max) x 3.55m (max) (13'1" (max) x 11'7" (max))

Double glazed window to front, walk-in wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level WC, wash hand basin with pedestal, double glazed window to front, heated towel rail.

BEDROOM TWO 3.27m narrowing to 2.53m x 2.91m (10'8" narrowing to 8'3" x 9'6")

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

BEDROOM THREE 2.91m x 2.00m (9'6" x 6'6")

Double glazed window to rear, radiator.

FAMILY BATHROOM

Bath with shower off tap, separate shower cubicle with mixer, wash hand basin with pedestal, low level WC, heated towel rail.

EXTERNALLY

The rear garden has flagstone patio, tap, steps to artificial lawn with flower beds and borders. The rear garden is fully enclosed by wood panel fencing and has side access leading to front with CAR PORT leading to GARAGE (5.93m x 2.79m) which has light and power, electric roller door and double glazed door to garden.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating. There is a water meter.

Council Tax Band: D.

Maintenance charge of approximately £300.00 annually payable to First Port.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Please see Bennett Jones for resident guide for restrictions, which include no sign written commercial vehicles or caravans.

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.

