

18 Hicks Avenue, Dursley,
GL11 5RD

£1,295 PCM



Well presented three bedroom end of terrace home in cul de sac position. Accommodation comprises of entrance hall, kitchen with appliances, living room/diner with garden access, downstairs wc, three first floor bedrooms and bathroom with shower over bath. Property benefits from gas boiler with underfloor heating on ground floor, enclosed garden and two allocated parking spaces. Available Now. Council Tax Band B. Energy Rating B.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



18 Hicks Avenue, Dursley, GL11 5RD

Situation

18 Hicks Avenue occupies a convenient position in this popular cul-de-sac midway between Cam and Dursley centres. Cam has a range of local retailers along with Tesco supermarket, three primary schools, and secondary schooling can be found at the nearby Rednock comprehensive school. Dursley town has a wider range of facilities including: Sainsbury's supermarket, a wide range of local retailers along with swimming pool, sports hall, library and eighteen hole golf course at Stinchcombe Hill. The property is well located 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 regular services to Gloucester and Bristol and 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

Tiled flooring, understair storage cupboard, upvc front door.

Kitchen 3.21m x 2.37m (10'6" x 7'9")

Range of wall and base units, laminate work surface, stainless steel sink, built in electric oven, hob, fridge freezer, dishwasher, plumbing for washing machine, tiled flooring and double glazed window.

Living Room 4.28m x 3.94m (14'0" x 12'11")

Laminate wood flooring, double glazed windows and double doors leading to rear garden.

Downstairs WC

Tiled flooring, wash basin and wc.

Stairs to First Floor Landing

Carpeted flooring, airing cupboard on landing.

Bedroom One 2.83m x 3.14m (extending to 3.34m) (9'3" x 10'3" (extending to 10'11"))

Carpeted flooring, built in wardrobe, radiator and double glazed window.

Bathroom

White suite comprising of wash basin, wc, bath with shower over, tiled flooring and radiator.

Bedroom Two 3.14m x 2.25m (extending to 2.45m) (10'3" x 7'4" (extending to 8'0"))

Carpeted flooring, radiator and double glazed window.

Bedroom Three 3.15m x 1.71m (10'4" x 5'7")

Carpeted flooring, radiator and double glazed window.

Externally

Rear enclosed garden laid to lawn with patio and shed, side access and two parking spaces at the front.

Note: Neighbour has right of access at the rear and side

Agents Note

Available Date: 23rd May 2025

Minimum Tenancy Length: 12 Months

Deposit: £1494.00

Council Tax Band: B

Energy Rating: B

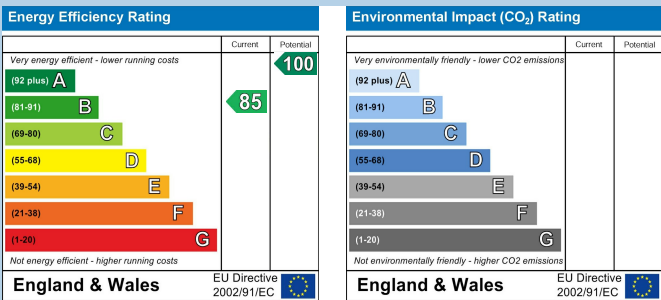
Minimum Annual Income Requirement: £38,850.00

Unfurnished

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

Standard Meters for Electricity, Gas and Water
Broadband: ADSL (Asymmetric Digital Subscriber Line)

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



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.