

51 Harrolds Close, Dursley,
GL11 4FD

£1,500 PCM



Semi-detached four bedroom four storey home with converted attic and occupying an elevated position with outstanding views. Accommodation comprises of entrance hall, downstairs wc, kitchen/breakfast room, separate living and dining rooms, utility room, family bathroom and four bedrooms including master with en-suite. The property benefits from an enclosed garden, garage with further parking space and walking distance to town centre. Council Tax Band D. Energy Rating C.

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Situation

This four bedroom house occupies an outstanding elevated position overlooking the town and the wooded slopes of Stinchcombe Hill. The property is within a few minutes walk of the town centre which has a range of local retailers along with Sainsbury's supermarket, also within close proximity are doctors and dentists surgeries and secondary schooling. Cam and Dursley are 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 regular services to Gloucester, Bristol and Cheltenham 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

Under stair storage cupboard and stairs to first floor

Dining Room 3.27m x 2.73m (10'8" x 8'11")

Through dining room with dual aspect views to front.

Kitchen/Breakfast Room 4.78m x 2.73m (15'8" x 8'11")

Fitted kitchen with a range of base and wall units, laminate work surfaces, stainless steel sink, space and plumbing for dishwasher, electric oven, gas hob with extractor over and double glazed French doors to garden.

Utility Room 1.69m x 1.61m (5'6" x 5'3")

Gas boiler and plumbing for washing machine and tumble dryer.

Downstairs wc

Wash basin and wc.

Stairs to First Floor Landing

Living Room 4.60m x 3.26m (15'1" x 10'8")

Spacious first floor living area with views to front.

Family Bathroom

White suite comprising of bath with shower off tap, wc, wash basin and heated towel rail.

Bedroom Two 4.59m x 2.59m (15'0" x 8'5")

Double bedroom with two windows to rear.

Stairs to Second Floor Landing

With storage cupboard.

Master Bedroom 4.60m x 3.34m (15'1" x 10'11")

Double bedroom with two windows to front and skylight.

Ensuite Shower Room

White suite with shower cubicle, wc, wash basin and heated towel rail.

Bedroom Three 4.60m x 2.67m (15'1" x 8'9")

Double bedroom with two windows to rear.

Stairs to Top Floor Bedroom

Bedroom Four 4.75m (max) x 4.61m narrowing to 2.94. (15'7" (max) x 15'1" narrowing to 9'7").

Double bedroom with three velux windows and views to front and rear and under eaves storage cupboards.

Externally

To the front of the property there is a patio and shrubs and access to front door. To the side of the property there is a gate leading to the rear garden which is laid to lawn with patio, tap and power point. The garden is enclosed by wood panel fencing. A further gate leads to the driveway providing parking for one vehicle and a garage with up and over door.

Agents Note

Available Date: 6th June 2025

Minimum Tenancy Length: 12 Months

Deposit: £1730.00

Council Tax Band: D

Energy Rating: C

Minimum Annual Income Requirement: £45,000

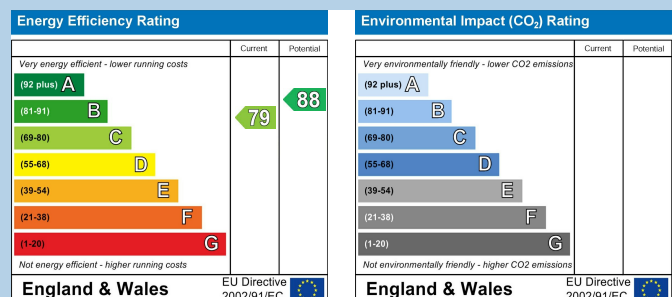
Unfurnished

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

Standard Meters for Gas, Electric 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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