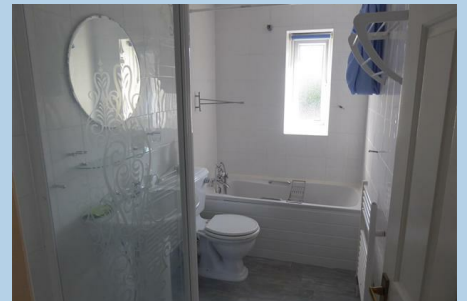
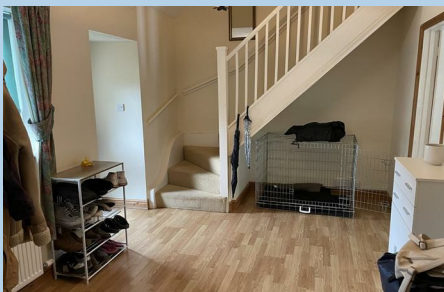


16 Warren Croft, North Nibley,
GL11 6EN

£1,200 PCM



Two bedroom semi detached house in popular village location. Accommodation comprising of kitchen with range oven, dishwasher, fridge and freezer, dining area, living room, conservatory, bathroom with bath and shower cubicle, two double bedrooms and further study/bedroom accessed through second bedroom. Further benefits include enclosed garden, off street parking and gas central heating. Council Tax Band C. Energy Rating C.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



16 Warren Croft, North Nibley, GL11 6EN

Situation

This property is located in a Quiet Cul De Sac within walking distance of the village centre of the popular Cotswold village of North Nibley, which is in an Area of Outstanding Natural Beauty. The towns of Dursley and Wotton-under-Edge offer a further range of facilities along with secondary schooling and there are challenging eighteen hole golf courses at the nearby Stinchcombe Hill and The Cotswold Edge Golf Club. The village is also within easy access to the M5/M4 motorway network bringing the centres of Gloucester, Bristol and Cheltenham within easy commuting distance.

Dining Room 4.43 x 2.93 (14'6" x 9'7")

Laminate wood effect flooring, double glazed window to the front, radiator and stairs to the first floor.

Living Room 4.42 x 3.90 (14'6" x 12'9")

Double glazed window and french door overlooking garden to the rear, radiator, fireplace.

Kitchen 5.37 x 2.66 (17'7" x 8'8")

Range of wall and base units, roll top laminate work surface over, sink and drainer, range cooker, dishwasher, fridge, freezer, plumbing for washing machine and gas boiler.

Conservatory 2.89 x 2.79 (9'5" x 9'1")

Tiled flooring, radiator, double glazed windows and french doors to garden.

Stairs to First Floor Landing

Carpeted flooring, access to bathroom and two bedrooms.

Bedroom One 3.26 x 2.94 (10'8" x 9'7")

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

Bedroom Two 3.93 x 2.19 (12'10" x 7'2")

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

Study/Bedroom Three 2.74 x 2.63 (8'11" x 8'7")

Accessed directly through bedroom two via open entranceway, two skylights.

Bathroom

White suite with bath, separate shower cubicle with mixer shower, wash basin, wc, heated towel rail, laminate floor, tiled walls and double glazed window.

Externally

Enclosed elevated rear lawn with patio, shed and off street parking to front.

Agents Note

Available Date: Mid June

Minimum Tenancy Length: 12 Months

Deposit: £1380.00

Council Tax Band: C

Energy Rating: C

Minimum Annual Income Requirement: £36,000

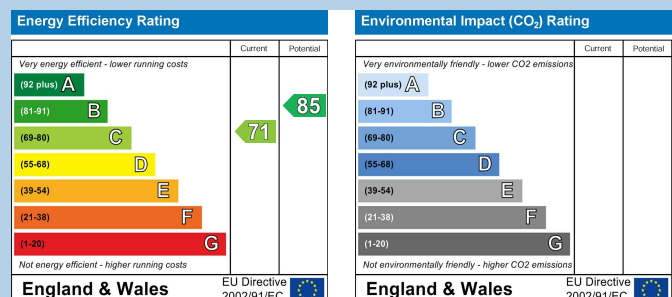
Unfurnished

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



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.