

49 Harrolds Close, Dursley,
GL11 4FD

£1,400 PCM



Modern three bed detached house occupying an elevated position with extensive views and located within a short distance of Dursley town centre. Accommodation includes entrance hall, kitchen/breakfast room, living room, dining room, downstairs WC, three bedrooms, bathroom and ensuite shower room. Outside there is an enclosed garden, garage and parking space. Council Tax Band D. Energy Rating C

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Situation

This property is within a few minutes walk of the wooded slopes of Stinchcombe Hill providing a range of walks. The town centre is also within a few minutes walk and has a range of local retailers along with Sainsbury's supermarket. Cam and Dursley are well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam has a 'park and ride' railway station with regular services to Gloucester, Bristol and Cheltenham for onward services to the national rail network.

Entrance Hall

Living Room 5.06 x 3.09 (16'7" x 10'1")

Dual aspect living room with views towards Stinchcombe hill. Carpeted flooring, radiator and with double glazed window to the front and patio doors to rear.

Dining Room 2.79 x 2.59 (9'1" x 8'5")

Carpeted flooring, radiator and double glazed window to the front.

Kitchen/Breakfast Room 4.20 x 2.50 (13'9" x 8'2")

Range of wall and base units with tiled splashbacks, one and a half bowl single drainer sink unit, fitted electric oven and gas hob unit, storage cupboard. Door and double glazed window to the rear.

Downstairs WC

White WC and wash hand basin, radiator, double glazed window.

Stairs to First Floor Landing

Bedroom One 3.35 x 3.17 (10'11" x 10'4")

Carpeted flooring, radiator and double glazed window to the front.

Ensuite Shower

White suite comprising WC, wash hand basin and shower cubicle. Double glazed window to the rear.

Bedroom Two 3.36 x 2.03 (11'0" x 6'7")

Carpeted flooring, radiator and double glazed window to the rear.

Bedroom Three 2.28 x 2.97 (7'5" x 9'8")

Carpeted flooring, radiator and double glazed window to the front.

Bathroom

White suite comprising WC, wash hand basin, panelled bath with shower mixer tap. Double glazed window to the front.

Externally

Enclosed rear garden laid to lawn with side access, rear gate giving access to further parking space and garage. Front garden laid to lawn benefitting from views over the town and towards Stinchcombe hill.

Agents Note

Available Date: 1st November

Minimum Tenancy Length: 12 months

Deposit: £1615

Council Tax Band: D

Energy Rating: C

Minimum Annual Income Requirement: £42,000

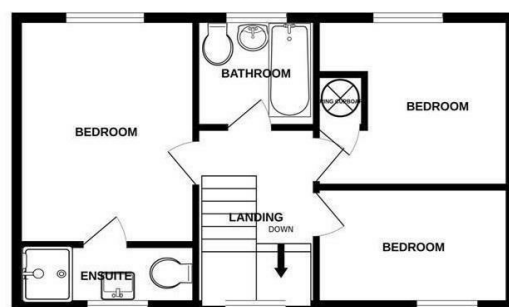
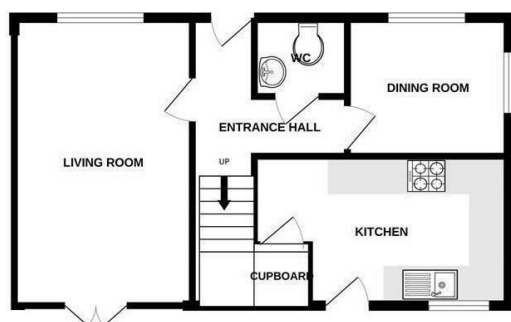
Unfurnished

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

Standard Meters

Broadband: Fibre to the Cabinet

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



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