

1 Lower Poole Road,
Dursley,
GL11 4LB

Per Month
£1,100 Per Month



Two bedroom end of terrace house within walking distance of Dursley Town Centre. Accommodation comprising entrance hall, living room, kitchen dining room with pantry. Stairs to two first floor double bedrooms with decorative fireplaces and further study, family bathroom with shower over bath. Externally the property benefits from an enclosed rear garden and driveway parking for two vehicles. Council Tax Band B. Energy Rating tbc.

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Situation

This property occupies an elevated position in Lower Poole Road, which is within walking distance of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall, library and Sainsbury's supermarket. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling at Rednock School. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a '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

With UPVC Front door, carpeted flooring giving access to:

Living Room 4.38 x 2.93 (14'4" x 9'7")

With carpeted flooring, electric fire, double glazed window and radiator to the front. Understairs storage.

Kitchen/Dining Room 4.10 x 3.28 (13'5" x 10'9")

Shaker Style fitted kitchen with a range of base and wall units, roll top laminate work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, electric cooker and hob with extractor over, under counter space for fridge, radiator, gas boiler, double glazed window and door to the rear garden. Pantry cupboard.

Stairs to First Floor

Bedroom One 3.54 x 2.95 (11'7" x 9'8")

With carpeted flooring, decorative fireplace, double glazed window and radiator to the front. Views towards the Dursley Countryside.

Bedroom Two 3.34 x 2.70 (10'11" x 8'10")

With carpeted flooring, decorative fireplace, double glazed window and radiator to the rear.

Study 1.51 x 1.30 (4'11" x 4'3")

With carpeted flooring, double glazed window and radiator to the front. Ideal for a Study, Cot Room or Walk in Wardrobe.

Bathroom

White suite comprising of pedestal wash basin, wc, bath with shower over and window to rear.

Externally

Enclosed garden to rear laid to lawn with slate seating area. Side and rear access. To the front is a patio area, driveway with two parking spaces.

Agents Note

Available Date: 6th December 2025

Minimum Tenancy Length:

Deposit: £1265.00

Council Tax Band: B

Energy Rating: TBC

Minimum Annual Income Requirement: £33,000

Unfurnished

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

Standard Meters

Broadband: Asymmetric Digital Subscriber Line

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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