

34 Olive Grove, Dursley,  
GL11 4EU

£1,325 PCM



Well proportioned three bedroom modernised terraced home which is close to town centre and local amenities. Accommodation comprises of entrance hall, living room with decorative fireplace, kitchen/breakfast room with oven, downstairs wc, three first floor bedrooms and bathroom with shower over bath. Further benefits include attractive enclosed gardens with lawn and patio, two off street parking spaces and gas central heating. Council Tax Band B. Energy Rating TBC.

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## 34 Olive Grove, Dursley, GL11 4EU

### Situation

The property is situated in this popular residential area on the outskirts of Dursley close to the parade of shops which include supermarket, hairdressers and newsagent. Dursley town centre is within a few minutes drive and Rednock Comprehensive School is within a few minutes walk. The property was constructed in the 1930s with bay fronted elevations and benefits from gas fired central heating and extensive double glazing. The well proportioned accommodation is laid out on two floors and comprises entrance hall, good size living room, kitchen, bathroom and three bedrooms. The property has parking to the front and enclosed rear garden backing on to a footpath which leads to Stinchcombe Hill.

### 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

Double glazed front door, carpeted flooring, radiator and stairs to first floor.

### Living Room 4.19m x 4.55m (13'8" x 14'11")

Carpeted flooring, double glazed bay window to front, decorative fireplace, built-in cupboard, radiator and understair storage cupboard.

### Kitchen 3.74m x 2.52m (12'3" x 8'3")

Modern fitted kitchen with breakfast area, plumbing for dishwasher/washing machine, electric oven, radiator, wall mounted gas boiler supplying radiator central heating and domestic hot water, vinyl flooring, two double glazed windows and double glazed door to rear.

### Downstairs WC

WC, wash basin, radiator, vinyl flooring, plumbing for washing machine.

### Stairs to First Floor Landing

Carpeted flooring.

### Bedroom One 4.58m x 2.75m (15'0" x 9'0")

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

### Bedroom Two 3.42m x 2.56m (11'2" x 8'4")

Carpeted flooring, radiator and double glazed window.

### Bedroom Three 2.38m x 3.02m (narrowing to 2.03) (7'9" x 9'10" (narrowing to 6'7"))

Carpeted flooring, radiator and double glazed window.

### Bathroom

Modern white suite with shower over bath, WC, wash hand basin, vinyl flooring, radiator and double glazed window.

### Externally

Rear garden is enclosed with lawn and patio, off street parking for two vehicles to the front.

### Agents Note

Available Date: 31st December 2025

Minimum Tenancy Length: 12 Months

Deposit: £1525.00

Council Tax Band: B

Energy Rating: TBC

Minimum Annual Income Requirement: £39,750

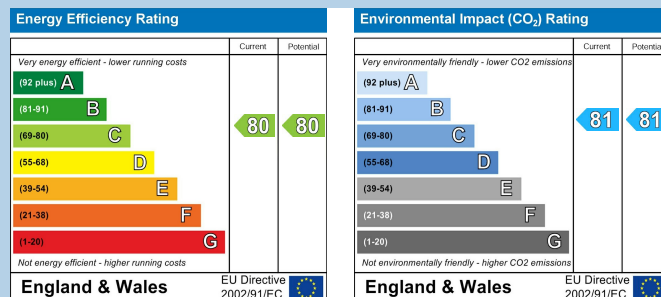
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Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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