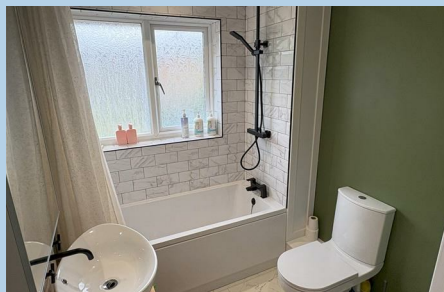


24 Yellow Hundred Close, Dursley,
GL11 5BA

£1,495 PCM



Detached four bedroom family home in delightful cul de sac position and within walking distance of Dursley town centre. The property has been extended to accommodate a superb open plan kitchen/diner with integrated appliances, breakfast bar and double doors to rear garden. The ground floor also comprises of a cosy lounge, entrance hall, wc and utility room with garage access. On the first floor are four bedrooms and a family bathroom. Further benefits include an enclosed rear garden, garage and ample further parking to front. Council Tax Band D. Energy Rating C.

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24 Yellow Hundred Close, Dursley, GL11 5BA

Situation

This spacious four bedroom detached home offers flexible accommodation and is superbly situated in Yellow Hundred Close which is a popular cul-de-sac on the outskirts of Dursley. The area borders one designated as an Area of Outstanding Natural Beauty yet is within a few minutes drive of Dursley town centre with its range of amenities including: Sainsbury's supermarket, independent retailers, doctors and dentists surgeries, swimming pool and library, within walking distance there is also a mini market along with Dursley primary school and comprehensive schooling can be found in Dursley town centre, commuting to the larger centres of Gloucester, Bristol and Cheltenham being made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with 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 wood effect flooring and glazed door and window to front.

Kitchen/Diner 6.65m (max) x 2.74m (min) (21'9" (max) x 8'11" (min))

Spacious, light and airy kitchen with adjoining dining area, breakfast bar, integrated single pyrolytic oven, a combi steam microwave oven, and a warming drawer, induction hob, dishwasher, fridge freezer and wine cooler. The room benefits from sky lights and ample glazing to the rear with views over private garden.

Lounge 5.87m (max) x 4.17m (max) (19'3" (max) x 13'8" (max))

With wood effect flooring, double doors to kitchen/diner and window to front.

Utility Room 2.64m x 2.01m (8'7" x 6'7")

Range of wall and base units, plumbing for washing machine, glazed door and windows to rear and integral access to garage.

Downstairs WC

Comprising of wash basin, wc and window to side.

Stairs to First Floor Landing

With carpeted flooring and access to useable boarded loft space.

Bedroom One 3.99m x 2.44m (13'1" x 8'0")

With carpeted flooring and window to front.

Bedroom Two 3.05m x 2.39m (10'0" x 7'10")

With carpeted flooring and window to rear.

Bedroom Three 2.67m x 2.54m (8'9" x 8'3")

With carpeted flooring and window to front and built in wardrobe.

Bedroom Four 2.39m x 1.60m (7'10" x 5'2")

With carpeted flooring and window to rear.

Bathroom

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

Garage 3.48m x 2.64m (11'5" x 8'7")

Integral garage access via utility room and with up and over door, power and lighting.

Externally

Attractive enclosed rear garden with patio and lawn and backing onto the river Ewelme. There is a small storage shed and a side gate leading to the garage and paved driveway with parking for several cars. Note: Larger wooden storage shed is locked and not available for tenants' use.

Agents Note

Available Date: 1st November 2025

Minimum Tenancy Length: 12 Months

Deposit: £1725.00

Council Tax Band: D

Energy Rating: C

Minimum Annual Income Requirement: £44,850

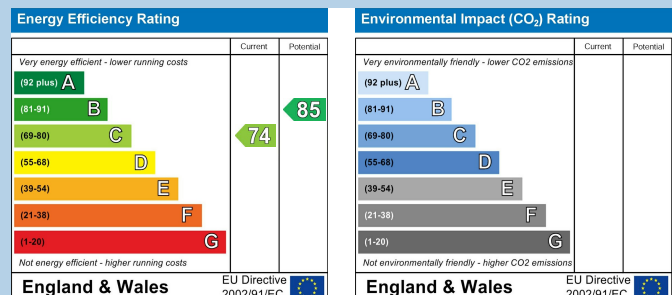
Unfurnished

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

Standard Meters for Electricity, Gas 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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