

31 Lawrence Grove, Dursley,
GL11 4EZ

PCM
£1,350 PCM



Well proportioned three bedroom modernised end terraced home within walking distance of town centre and local amenities. Accommodation comprises of entrance hall, open plan living/dining room kitchen with oven & hob, conservatory, downstairs wc, three first floor bedrooms and bathroom with shower over bath. Further benefits include gas central heating, enclosed gardens with pond and lawn, garage and one off street parking space. Council Tax Band B. Energy Rating D.

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Situation

The property is situated in this popular residential area on the outskirts of Dursley close to the parade of shops which include Lidl 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 double glazing. The well proportioned accommodation is laid out on two floors and comprises entrance hall, good sized living and dining rooms, kitchen and adjoining conservatory, bathroom and three bedrooms. The property has off street parking to the front, garage to the rear and an enclosed rear garden.

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

Living Room 4.05m x 3.47 (max) (13'3" x 11'4" (max))

Laminate wood effect flooring, woodburner and window to front.

Dining Room 3.47m x 2.62m (11'4" x 8'7")

Laminate wood effect flooring, built in storage and sliding doors leading to conservatory.

Kitchen 3.64m x 2.21m (11'11" x 7'3")

Range of wall and base units, single electric oven, hob, plumbing for washing machine and windows to side and rear. Also space & plumbing for a slimline dishwasher.

Conservatory

Vinyl flooring, glazed surround, built in seating area and rear access door to garden.

Stairs to First Floor Landing

Bedroom One 3.47m x 2.74m (max) (11'4" x 8'11" (max))

Carpeted flooring and window to rear.

Bedroom Two 3.03m x 3.48m (max) (9'11" x 11'5" (max))

Carpeted flooring and window to front.

Bedroom Three 2.53m x 2.26m (8'3" x 7'4")

Carpeted flooring and window to front.

Bathroom

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

Externally

Enclosed rear garden with a pond, patio, and lawn. To the rear is a generous garage/workshop with power, and there is an additional off-street parking space to the front.

Agents Note

Available Date: 1st March 2026

Minimum Tenancy Length: 12 Months

Deposit: £1555.00

Council Tax Band: B

Energy Rating: D

Minimum Annual Income Requirement: £40,500

Unfurnished

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 for more information

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