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Bennett Jones PARTNERSHIP

22 Lawrence Grove, Dursley, GL11 4EY

£1,250 Per Month

Three bed bay fronted house with off street parking and gas central heating. Entrance hall, living room with understair storage and modern kitchen/diner with built in double oven and hob. Three first floor bedrooms including two doubles and one single and bathroom with shower over bath. Good sized enclosed garden to rear with lawn and raised decking. Energy Rating C, Council Tax Band B.

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The Property Ombudsman
propertymark

22 Lawrence Grove, Dursley, GL11 4EY

Situation

This bay fronted terraced house is situated in popular Lawrence Grove which is located between Cam and Dursley centres. The property is within a few moments walk of a range of local shops including a Lidl supermarket and Rednock Comprehensive school is also close at hand. Dursley town centre has a wider range of shopping facilities including Sainsbury's supermarket and a range of local traders. Dursley and Cam have a choice of four primary schools and the larger centres of Gloucester, Bristol and Cheltenham are easily accessible via the A38 and M5/M4 motorway network. Cam has a park and ride railway station with onward connections to the National Rail Network.

Directions

From Dursley town centre proceed northwest out of town on the A4135 passing Rednock school on the right hand side and after the fire station take the next turning on the left and proceed to the unmarked t-junction turning right into Jubilee Road and bearing left into Lawrence Grove and the property will be found after approximately 60 metres on the left hand side.

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

Having double glazed front door, radiator, stairs to first floor and gives access to:

Living Room 4.4m (narrowing to 3.9) x 4.14m (14'5" (narrowing to 12'9") x 13'6")

Having double glazed bay window to front, under stair storage cupboard and double radiator, laminate wood flooring.

Kitchen/Diner 5.17m x 2.56m (16'11" x 8'4")

Having a range of modern wall and base units with laminated round edge work surfaces over, wall mounted Worcester boiler supplying radiator central heating and domestic hot water, built in double oven, cooker hood, inset gas hob, plumbing for automatic washing machine and dishwasher, sink unit, double glazed door and two double glazed windows to rear.

Stairs to First Floor Landing

Carpeted flooring and access to bedrooms and bathroom.

Bedroom One 4.68m x 2.75m narrowing to 2.13 (15'4" x 9'0" narrowing to 6'11")

Having double glazed bay window to front, radiator and newly fitted carpets.

Bedroom Two 2.76m x 2.5m (9'0" x 8'2")

Having double glazed window to rear, radiator and newly fitted carpets.

Bedroom Three 2.2m x 2.8m narrowing to 1.9 (7'2" x 9'2" narrowing to 6'2")

Having double glazed window to front, radiator and newly fitted carpets.

Bathroom

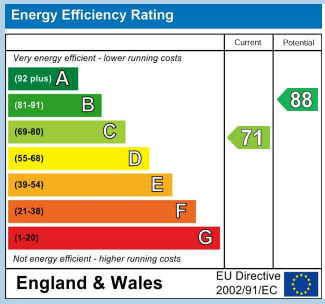
Having modern suite comprising P-shaped bath with shower over, low level wc, wash hand basin and double glazed window to rear.

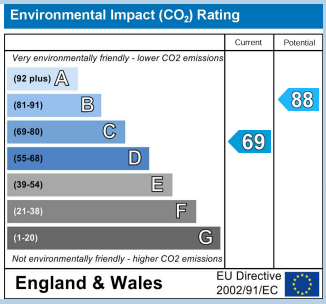
Externally

To the front of the property there is hard standing area for two cars, a pathway leads to front door, to the rear of the property the gardens are enclosed and laid to lawn with a raised decking area and shed, double gates with further parking area.

Agents Note

Available Date: Now
Deposit: £1440.00
Council Tax Band: B
Energy Rating: C
Minimum Annual Income Requirement: £37,500
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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