



Lister Road, Dursley GL11 4FB
Offers Over £360,000



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• Three bedroom family home • Semi-detached • Car port and garage • Enclosed rear garden • Sun terrace • 7 years remaining on NHBC warranty • Uncapped maintenance charge of £346.89 per annum • Freehold • Council tax band: D • EPC rating: B84

Offers Over £360,000

Accommodation

The property is accessed via a bright entrance hall that creates a homely feel, the entrance hall has stairs rising to the first floor and doors leading to the utility room, integral garage, under stairs storage cupboard and cloakroom. The utility room has space for a washing machine and tumble dryer alongside some wall and base units, a hand basin and the boiler, it also has a rear door that opens out on to the enclosed rear garden. The cloakroom comprises of a low-level WC and hand basin. The garage has a door on to the garden and also an up and over door at the front. The first floor comprises of the living room, kitchen/diner and a cloakroom. The living room is a good size and benefits from a full length window that floods the room with light. The kitchen/diner has a range of modern wall and base units, a space for a dishwasher and freestanding fridge-freezer, there is a double eye-level oven, five burner gas hob with extractor oven and a one and a half bowl sink. The dining space opens on to a sun terrace via French doors, this is a great place to watch an evening sunset. The cloakroom comprises of a low-level WC and hand basin. On the second floor there are two double bedrooms, one single bedroom and an airing cupboard. The master bedroom has built-in wardrobes, full length window and an en-suite shower room comprising of low-level WC, hand basin, shower cubicle and heated towel rail. The family bathroom can also be found on the second floor and comprises of low-level WC, hand basin, bath, separate shower cubicle and heated towel rail.

Outside

To the front of the property there is a car port with parking for one vehicle and a porch area which is ideal for keeping dirty footwear after a long walk. The garage can be accessed via the front through the up and over door. The rear garden is fully enclosed and landscaped to include a small patio area, artificial grass and bespoke seating area making it an ideal place for alfresco dining. There is also access to the garden via the side path.

Location

The property is situated in the market town of Dursley. Its direct links to the M5 motorway makes it easily accessible for commuting to Gloucester, Cheltenham, Bristol and London. Cam and Dursley train station is less than two miles away. Dursley offers a good variety of shopping, educational and recreational facilities including a swimming pool, sports centre, excellent Primary and Secondary Schools and a wide range of amenities.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property. Stroud District Council, Tax Band D: £2,166.36.

There is an uncapped maintenance charge of £346.89 per annum.

Directions

From our office in Cam, head South towards the roundabout at Noel Lee Way, take the second exit on to Cam Pitch (A4135). Continue to follow Cam Pitch until you reach a mini-roundabout, at this roundabout take the first exit on to Tilsdown (A4135), continue on Tilsdown until you reach another mini-roundabout. At this roundabout take the first exit on to the A4135. Continue along this road until you reach a mini-roundabout near The Oak at Kingshill, at this roundabout take the second exit on to Kingshill Road (A4135). Continue along this road until you reach another mini-roundabout, take the first exit on to Castle Street and continue until you reach the final mini-roundabout in Dursley Town. Take the first exit on to Long Street and continue down Long Street until you reach the junction for Littlecombe. At this junction turn left and follow the road in to Littlecombe, shortly in to Littlecombe you will find the property on your righthand side.



3 Noel Lee Way, High Street, Cam, Dursley, GL11 5PS

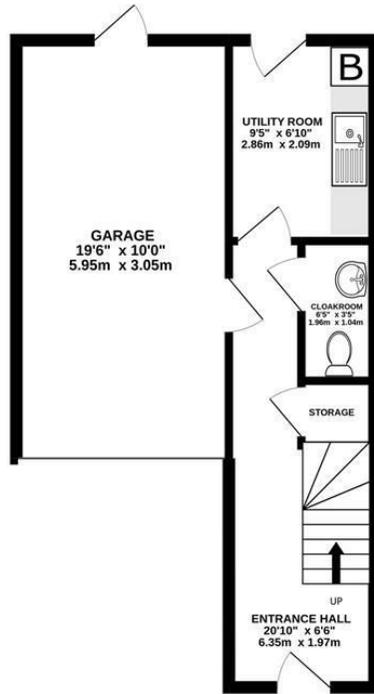
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cam@naylorpowell.com

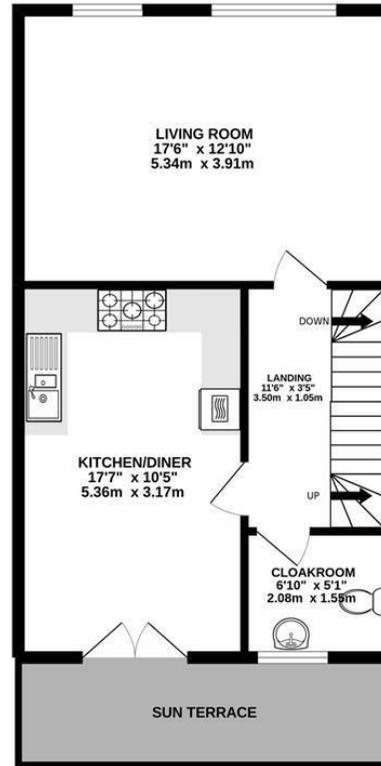
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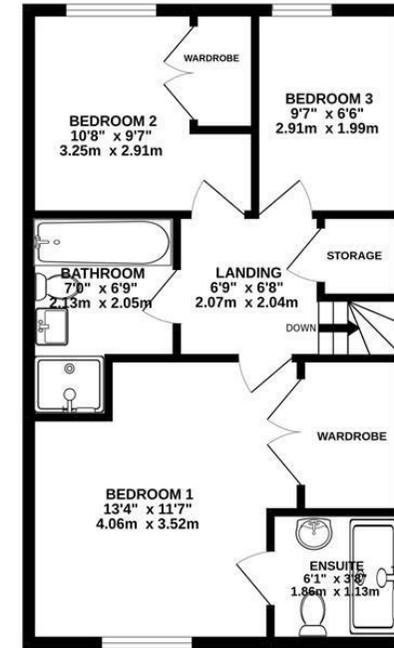
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

