



Lister Road, Dursley GL11 4FB
Offers Over £365,000



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- Semi-detached town house
- Three/four bedrooms
- Sun terrace off the kitchen
- Enclosed rear garden
- Car port with one space
- EPC rating B84



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Entrance Hall

UPVC door to entrance hall with stairs rising to the first floor. Access to the utility room, cloakroom and second reception room/bedroom four. There is an under stairs storage cupboard. Radiator.

Ground Floor Cloakroom

Modern white suite comprising of low-level WC and wash hand basin. Radiator.

Utility Room

Double-glazed UPVC door to rear garden. Base mounted units with worktops. Plumbing available for a washing machine and enamel sink with drainer and mixer tap. Boiler and radiator.

Second Reception Room/Bedroom Four

Double-glazed French doors to rear garden. Radiator.

Kitchen/Diner

Modern kitchen comprising of wall and base mounted units with worktops and stainless steel sink with drainer and mixer tap. A range of integrated appliances to include electric oven, four-burner gas hob and extractor fan. Space for free-standing fridge/freezer. Door to sun terrace. Radiator.

Living Room

One double-glazed window to rear elevation and one full length double-glazed window to rear elevation. Radiator.

First Floor Cloakroom

Modern white suite comprising of low-level WC and wash hand basin. Radiator.

Master Bedroom

Full length double-glazed window to front elevation. Built-in wardrobe and access to en-suite. Radiator.

En-suite Shower Room

Modern white suite comprising of shower cubicle, low-level WC, wash hand basin and heated towel rail.

Second Bedroom

Double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Third Bedroom

Double-glazed window to rear elevation. Radiator.

Bathroom

Modern white suite comprising of low-level WC, hand wash basin, bath with shower over and heated towel rail.

Garden

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 outdoor wear. The garage has been partially converted into the second reception area however there is some remaining storage that can be accessed via the up and over door. The rear garden is fully enclosed and mostly laid to artificial grass, there is an upper level patio area making it an ideal place to entertain. 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.

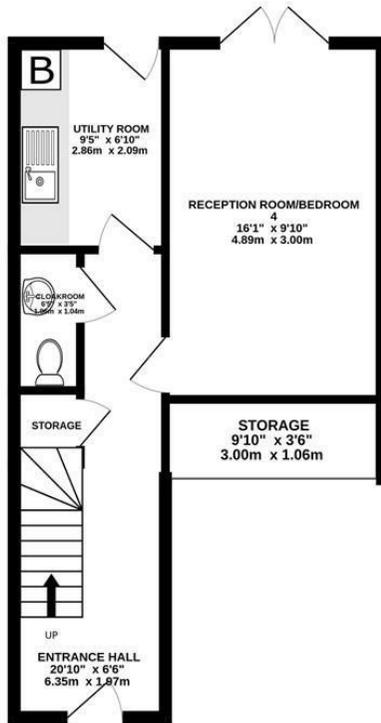
Stroud District Council, Tax Band D: £2,166.36 (2022/23)

There is approximately 7 years remaining on the NHBC warranty.

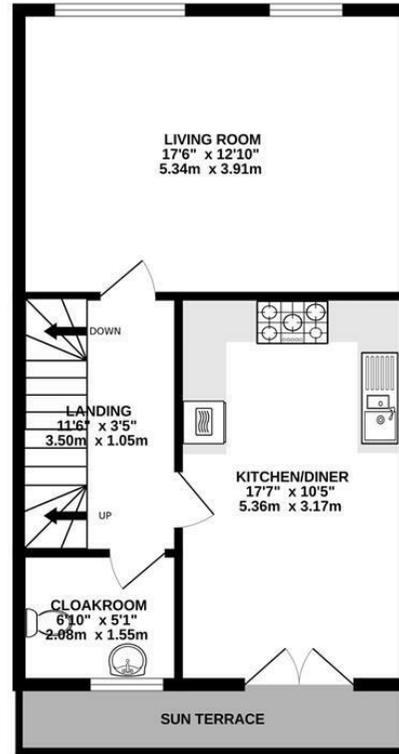
There is an annual maintenance charge of approximately £300.



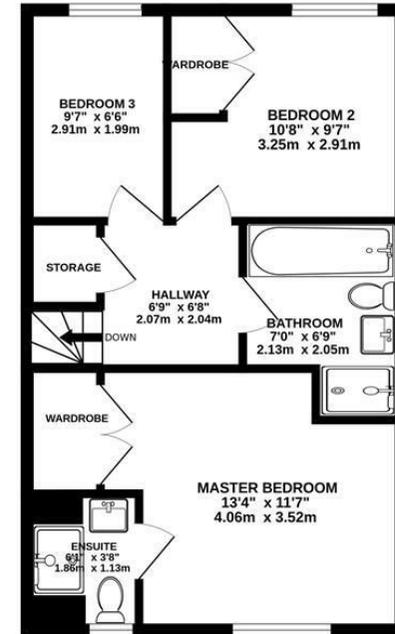
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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.

