



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

30 Lister Road, Dursley,  
GL11 4FH

Price Guide  
**£315,000**



THREE BEDROOM FAMILY HOME ON A SOUGHT-AFTER MODERN DEVELOPMENT, IDEALLY LOCATED WITHIN WALKING DISTANCE OF DURSLEY TOWN CENTRE AND LOCAL AMENITIES. SPACIOUS LOUNGE, KITCHEN/BREAKFAST ROOM AND PRINCIPAL BEDROOM WITH EN-SUITE. ENCLOSED LANDSCAPED REAR GARDEN WITH SUMMERHOUSE AND TANDEM PARKING FOR TWO CARS, OUTSTANDING BALANCE OF 10 YEAR BUILDERS WARRANTY (4 YEARS REMAINING). EPC: B

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 30 Lister Road, Dursley, GL11 4FH

## SITUATION

This property is located on this extremely popular development within walking distance of the town centre. Lister Road, the more recent development phase on this estate, is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including Tesco's supermarket and a range of local traders along with Post Office, doctors and dentists surgeries and a choice of three primary schools. Dursley town offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling

## DIRECTIONS

From Dursley town centre proceed past Sainsbury's supermarket along the A4135 and at the Town Hall and Church, take the first on the roundabout onto Long Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Take the next turning on the left onto Lister Road and proceed 200 metres and the property will be located on the left hand side.

## DESCRIPTION

This property has been lovingly enjoyed over the past three years by the current owners. The entrance hall is light and airy giving access to the downstairs cloakroom and the kitchen/breakfast room. The lounge spans the full width of the property and overlooks the garden. On the first floor there is the principle bedroom with en-suite, two further bedrooms and family bathroom. At the rear is a good sized garden which the current owners have improved and have also erected a summerhouse. To the side of the property is parking for two cars in tandem.

## THE 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).

## ON THE GROUND FLOOR

### ENTRANCE HALL

Radiator, stairs to first floor, front door, under stairs cupboard.

### CLOAKROOM

Radiator, low level WC, pedestal wash hand basin, extractor fan, double glazed window.

### LOUNGE 4.65m x 3.26m (15'3" x 10'8")

Double glazed French doors with side lights, radiator.

### KITCHEN 3.34m x 3.06m (10'11" x 10'0")

Range of wall and base units, integrated gas hob with stainless steel splashback and extractor hood over, electric oven. integrated washing machine, integrated fridge freezer, one and a half bowl sink unit with mixer tap, cupboard housing gas boiler. double glazed window.

## ON THE FIRST FLOOR

### LANDING

Radiator, access to part boarded loft with light.

### BEDROOM ONE 2.84m x 2.49m (9'3" x 8'2")

Built-in wardrobes, radiator, thermostat, double glazed window.

### EN SUITE

Suite comprising shower cubicle with electric shower, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, extractor, shaver point, double glazed window.

### BEDROOM TWO 3.09m x 2.70m (10'1" x 8'10")

Radiator, double glazed window.

### BEDROOM THREE 3.27m x 1.84m (10'8" x 6'0")

Radiator, double glazed window.

### BATHROOM

Suite comprising panelled bath with shower over and shower screen, low level WC, pedestal wash hand basin, heated towel rail, extractor, part tiled walls, double glazed window.

## EXTERNALLY

To the front there is a path to the front door, small garden area laid to gravel with ornamental black metal fence around. There is tandem off road parking on the drive for two vehicles and gate to rear garden. The rear garden has patio area, lawn with gravel path with rose border leading to further patio area and SUMMERHOUSE 12ft x 10ft with power and light. The garden is enclosed by fence panels, timber gate leading to driveway,

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: D

Maintenance Charge: Approximately £300 per annum to

First Port (paid monthly).

Broadband: Fibre to the Premises.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

| Room          | Metres        | Imperial       |
|---------------|---------------|----------------|
| Living/Dining | 4.68m x 3.30m | 15'4" x 10'10" |
| Kitchen       | 3.35m x 3.09m | 11'0" x 10'2"  |
| Cloakroom     | 1.84m x 0.99m | 6'0" x 3'2"    |
| Bedroom 1     | 2.89m x 2.50m | 9'6" x 8'2"    |
| En-suite      | 1.64m x 1.70m | 5'5" x 5'7"    |
| Bedroom 2     | 3.12m x 2.71m | 10'3" x 8'11"  |
| Bedroom 3     | 3.30m x 1.88m | 10'10" x 6'2"  |
| Bathroom      | 2.03m x 1.90m | 6'8" x 6'3"    |

**THE LAWRENCE**

**THREE BEDROOM HOME**

**ST. MODWEN HOMES**

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Rooms sizes are taken to the widest point in each room and to wall and a tolerance of +/- 1% is allowed. The floor plans are for guidance only and may be subject to change and properties may be 'handicap' or 'mirrored' images of the plans shown. Please check with our Sales Consultant or Selling Agent. 5481/751/0179

