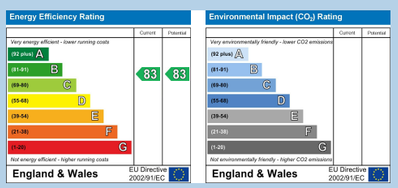
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# 3 Lister Road, Dursley, GL11 4FB

Asking Price
£280,000



IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN POPULAR AREA BETWEEN CAM & DURSLEY CENTRES. EN-SUITE SHOWER ROOM AND FAMILY SHOWER ROOM/3RD WC.. ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, KITCHEN/DINER WITH BUILT IN APPLIANCES, CLOAKROOM/WC, MASTER BEDROOM WITH MODERN EN-SUITE, TWO FURTHER BEDROOMS AND ADDITIONAL FAMILY SHOWER ROOM / 3RD W.C. ATTRACTIVE ENCLOSED REAR GARDEN, DRIVEWAY WITH PARKING, GAS CENTRAL HEATING. SOLAR PANELS, NO ONWARD CHAIN- MUST BEEN SEEN , ENERGY RATING B

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The Property Ombudsman
propertymark

# 3 Lister Road, Dursley, GL11 4FB

## SITUATION
This semi-detached family home is situated in a excellent position on the popular Littlecombe area. 3 Lister Road is situated near to Cam and Dursley centres. Cam has a growing range of facilities including Tesco supermarket and a range of local traders along with post office, doctors and dentists. The village also has 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. The Littlecombe development has the River Cam running through the centre and is well designed with walkways and bridges along with play areas.

## DESCRIPTION
This attractive three bedroom semi-detached house is located in an excellent position at the entrance to the Littlecombe site on Lister Road and within a few moments of the Vale Hospital. The property was built 15 years ago and has been well maintained. Access to the front is via a shallow garden with railings leading to wide entrance hall and wide staircase leading to first floor, cloakroom/WC. There is a spacious kitchen/diner and living room at the rear with wood burner and French doors leading onto the garden. On the first floor there are two double bedrooms, the master having an en-suite shower room and a further third single bedroom and a large shower room./ 3rd WC.. The property has gas fired radiator central heating and wooden sealed unit double glazing. The rear garden is enclosed with private seating area, patio, raised border and parking space for one car.

## DIRECTIONS
From Dursley proceed out of the town on the A4135 towards Cam turn right after the fire station into Kingshill Lane and proceed down the incline for approximately 400 metres and turn right into Lister Drive and number 3 will be found after approximately 150 metres on the left hand side

## 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).

## ENTRANCE HALL
Double glazed front door. Wide entrance hall with stairs to first floor, understairs storage cupboard, radiator, central heating thermostat control and timer.

## CLOAKROOM
Having WC, wash hand basin and radiator.

## LIVING ROOM 4.95m x 3.58m narrowing to 3.15m (16'2" x 11'8" narrowing to 10'4")
Attractive cylindrical wood burner, radiator, double glazed window to rear and double glazed French doors to rear.

## KITCHEN/DINER 4.91m x 2.79m (16'1" x 9'1")
Having a range modern wall and base units with laminated work surface over, one and half bowl single drainer sink unit, plumbing for washing machine and dishwasher, gas hob with cooker hood over, built in oven, space for fridge and freezer, radiator, tiled floor and double glazed window to front.

## ON THE FIRST FLOOR

## LANDING
Airing cupboard housing gas combination boiler supplying radiator central heating and domestic hot water and access to loft space.

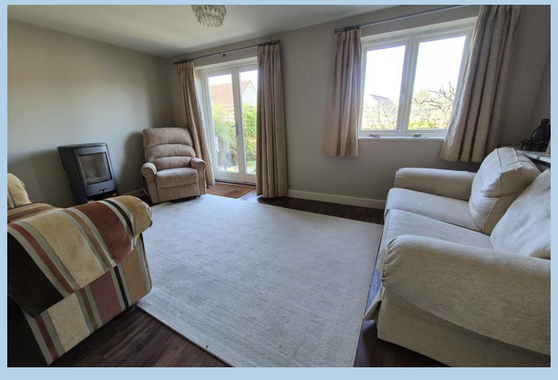
## BEDROOM ONE 3.06m + wardrobes x 2.81m (10'0" + wardrobes x 9'2")
Having a triple mirror fronted wardrobes, double glazed window to front and radiator.

## EN-SUITE SHOWER ROOM
Having large shower cubicle with mixer shower, wash hand basin, WC, ladder towel rail, double glazed window to front.

## BEDROOM TWO 2.8m x 2.73m widening to 3.8m (9'2" x 8'11" widening to 12'5")
Having double glazed window to rear with view.

## BEDROOM THREE 2.88m x 2.0m (9'5" x 6'6")
Having double glazed window to rear and radiator.





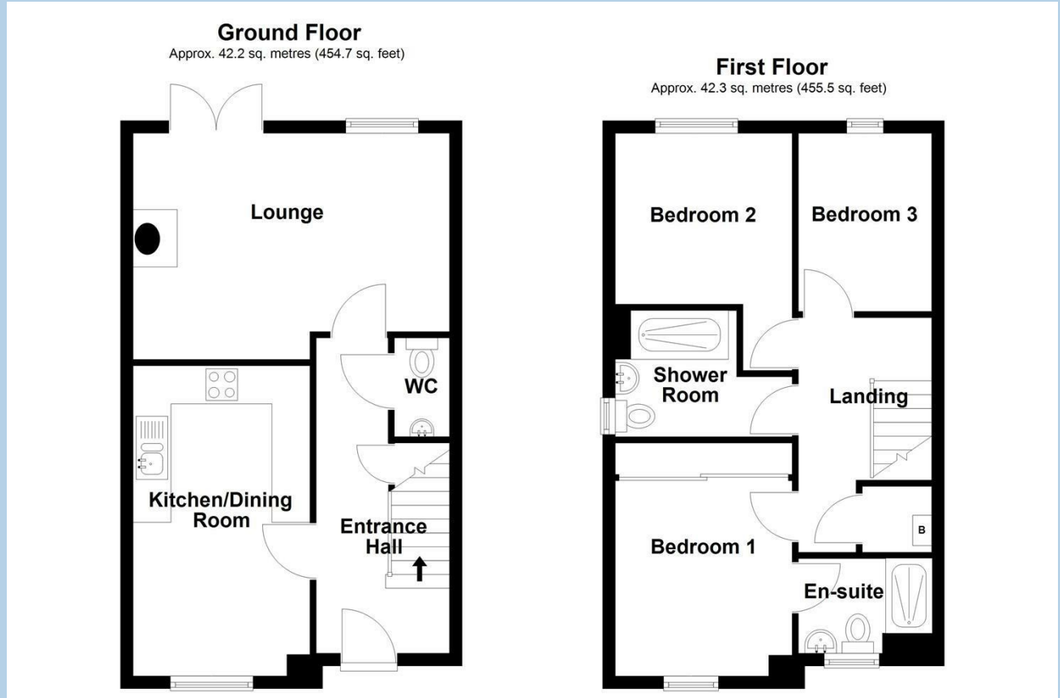
## SHOWER ROOM
Having double glazed window to side, large shower cubicle with mixer shower, wash hand basin, WC and ladder towel rail.

## EXTERNALLY
To the front of the property, the garden is enclosed by attractive railings and path to front door. A pathway leads to the side of the property via a pedestrian gate onto the rear garden, which is enclosed by fence with paved patio area, raised flower border, tree and attractive private seating area. Steps lead to gate and parking space for one car.

## AGENTS NOTES
Tenure: Freehold
All mains services are understood to be connected.
Gas fired radiator central heating.
Solar Panels: Feed-in Tariff contract with E.ON (1.53 kW).
Council Tax Band: C
The property is subject to Probate, which is granted.
The service charge year runs from 31 Oct 2025 to 30 October 2026 and for this year is £269.22.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see 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.




Total area: approx. 84.6 sq. metres (910.3 sq. feet)
**3 Lister Road, Dursley, GL11 4FB**



