

22 Third Avenue, Dursley,
GL11 4NU

£1,395 PCM



Newly decorated and well presented three bedroom family home with off street parking and spacious garden backing onto fields. The property benefits from an open plan kitchen/diner with breakfast bar, double oven and gas hob, cosy living room, utility room, three double bedrooms including master with shower room, family bathroom and downstairs wc. Council Tax Band B. Energy Rating TBC.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



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Situation

This semi-detached house is situated in Third Avenue in the Highfields area of Dursley. The property is within walking distance of the very popular Dursley primary school and there is a Co-operative store on Rosebery Road also within walking distance. Dursley town is approximately one mile distance and offers a wide range of facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive schooling. Dursley is well placed for commuting throughout the south west via the A38 and M5/M4 motorway network. Cam and Dursley 'Park and Ride' railway station is within ten minutes drive with connections to Gloucester and Bristol and onward connections to the National Rail network.

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

With wood effect flooring and glazed front door.

Living Room

With carpeted flooring, decorative fireplace and window to front.

Kitchen/Diner

Open plan kitchen/diner with range of wall and base units, double oven, hob, breakfast bar, window and doors giving rear garden access.

Utility Room

With plumbing for washing machine, work surface over, window and door to side with garden access.

Downstairs WC

Comprising of wc, wash basin and window to front.

Stairs to First Floor Landing

Master Bedroom

Double bedroom with carpeted flooring and window to rear.

Shower Room

White suite comprising of wc, wash basin and shower.

Bedroom Two

Double bedroom with carpeted flooring and window to rear.

Bathroom

White suite comprising of wc, wash basin, bath with shower over and window to rear.

Bedroom Three

Double bedroom with carpeted flooring and window to front.

Externally

Spacious lawned garden to rear, backing onto fields. Off Street parking and further garden to front.

Agents Note

Available Date: 27th September 2025

Minimum Tenancy Length: 12 Months

Deposit: £1605.00

Council Tax Band: B

Energy Rating: TBC

Minimum Annual Income Requirement: £41,850

Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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