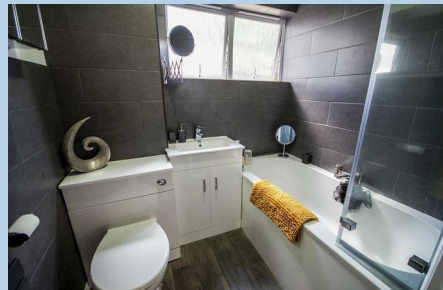


21 Somerset Avenue,
Dursley, GL11 4PY

£895 Per Month



Recently refurbished two bedroom first floor flat within walking distance of amenities. Accommodation comprising entrance hall, kitchen with integrated appliances, spacious living/dining room. Inner-hallway leading to modern bathroom suite and two double bedrooms. The property also benefits from a communal garden and a communal parking area. Council Tax Band A. Energy Rating E.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



21 Somerset Avenue, Dursley, GL11 4PY

SITUATION

The property is situated on Somerset Avenue which is a popular location in the Whiteway area of Dursley being on the edge of the market town of Dursley. The town is well placed for a range of country walks including the nearby beauty spot of Stinchcombe Hill. The property is within a few minutes walk of local Co-operative convenience store and is within a few minutes drive of Dursley town centre which offers a range of shopping facilities including Sainsbury's supermarket and independent retailers. The town also has swimming pool, library, sports hall and community centre. Cam and Dursley has a choice of primary schools with Rednock comprehensive school situated in the centre of town. Cam has 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol and onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed out of town in a south westerly direction on the A4135, continuing straight across at the mini roundabout and proceeding for approximately three quarters of a mile, turning left into Cambridge Avenue next to a small green, continue bearing round to the left, proceed for approximately one hundred and fifty metres, turning right into Somerset Avenue and continue and the flats will be found 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).

SHARED ENTRANCE HALLWAY

Leading to:

PRIVATE ENTRANCE HALL

With UPVC front door, central heating thermostat control.

KITCHEN 2.97 (max.) x 2.88 (max.)

Range of modern wall and base units with laminated work surfaces over, one and a half bowl stainless steel single drainer, double glazed window to front, electric over and hob, integrated fridge freezer and washing machine.

LIVING/DINING ROOM 4.86 x 3.48 (15'11" x 11'5")

With double glazed door to balcony, radiator, double glazed window to side.

INNER HALLWAY

With airing cupboard housing gas combination boiler.

BEDROOM ONE 3.54 x 3.5 (11'7" x 11'6")

With carpeted flooring, radiator and double glazed window to the front.

BEDROOM TWO 3.09 x 2.46 (10'2" x 8'1")

With carpeted flooring, radiator and double glazed window to the rear.

BATHROOM

Having low level suite comprising panelled bath with mixer tap/shower, wash hand basin, WC, double glazed window.

EXTERNALLY

The flat benefits from lawned communal gardens and a communal parking area.

AGENTS NOTE

Available Date: 1st September

Deposit: £1032.00

Council Tax Band: A

Energy Rating: E

Minimum Annual Income Requirement: £26,850

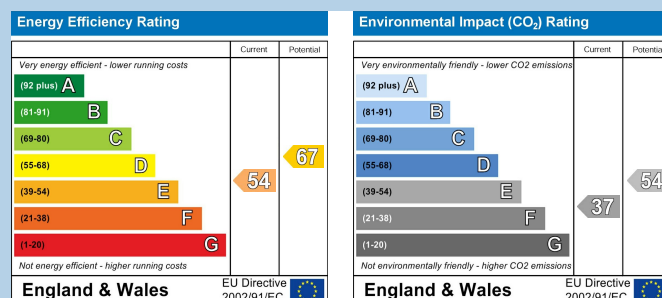
Unfurnished

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

Standard Meters

Broadband: Fibre to the Cabinet

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



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.