

3 Olive Grove, Dursley,  
GL11 4ET

£1,295 Per Month



Immaculately presented three bed terraced property in the popular location of Olive Grove. Accommodation comprising entrance hall, living room, shaker style kitchen/dining room with integrated appliances, utility room. Stairs to three first floor double bedrooms and bathroom with separate shower and bath. Driveway parking for two and an enclosed rear garden mainly laid to lawn. Further benefits include underfloor heating and solid wood floors. Council Tax Band B. Energy Rating C.

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# 3 Olive Grove, Dursley, GL11 4ET

## Situation

This family home is situated in the popular residential area of Olive Grove between Cam and Dursley centres. The property is within a few minutes walk of a range of local shops including Lidl supermarket and Rednock comprehensive school is also close at hand. Dursley town centre has a wider range of shopping facilities including Sainsbury's supermarket and a range of local traders. Dursley and Cam have a choice of four primary schools and the larger centres of Gloucester, Bristol and Cheltenham are easily accessible via the A38 and M5/M4 motorway network. Cam has a Park and Ride railway station with onward connections to the National Rail Network.

## Entrance Hall

With wooden flooring, radiator and large storage room. Giving access to;

## Living Room 3.44 x 3.19 max (11'3" x 10'5" max)

With wooden flooring, double glazed bay window to the front, underfloor heating.

## Kitchen / Dining Room 6.40 x 3.17 (20'11" x 10'4")

Shaker style kitchen with a range of wall and base units, wooden worktops integrated oven, microwave oven, gas hob with cooker hood over, enamel sink and drainer. Integrated fridge freezer and dishwasher. Wooden floor, decorative fireplace, double glazed window and French doors to the rear. underfloor heating.

## Utility cupboard

Space and plumbing for washing machine and condensing tumble dryer

## Stairs to first floor

carpeted, giving access to:

## Bedroom One 4.21 x 3.17 (13'9" x 10'4")

With wooden flooring, double glazed window to the rear, underfloor heating.

## Bedroom Two 3.44 x 2.89 (11'3" x 9'5")

With wooden flooring, double glazed bay window to the front, underfloor heating.

## Bedroom Three 3.17 x 2.43 (10'4" x 7'11")

With wooden flooring, double glazed bay window to the front, underfloor heating.

## Bathroom

Travertine tiled floor and walls, vanity unit housing WC and wash basin, jacuzzi bath, large walk in shower. Double glazed window to the front.

## Externally

Benefitting from driveway parking for two at the front The rear garden is laid to lawn with a patio and further stoned seating area.

## Agents Note

Available Date: 1st June 2026

Deposit: £1494

Council Tax Band: B

Energy Rating: C

Minimum Annual Income Requirement: £39,000

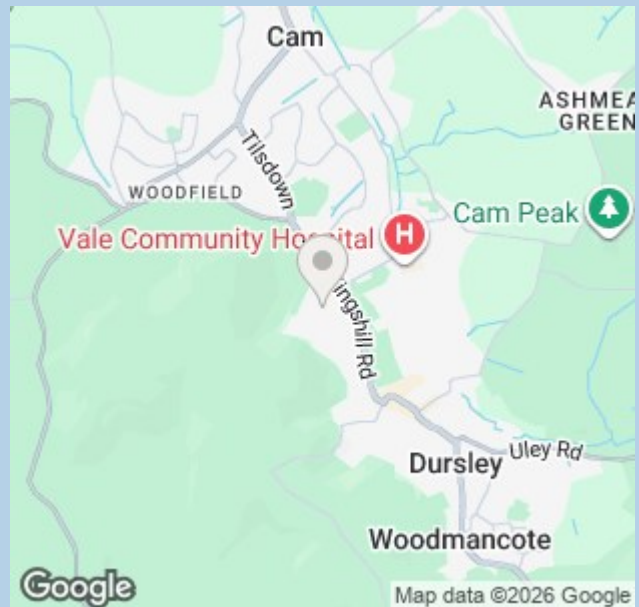
Unfurnished

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

Smart Meters

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
		71			81
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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