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Bennett Jones PARTNERSHIP

Flat 2 Cotswold House, 35 Long Street, GL11 4HR

£715 PCM













Renovated ground floor flat situated in Dursley town centre and close to amenities. Property comprises of entrance hall, kitchen/living room with electric oven and hob, washing machine. Double bedroom with en-suite shower room. Shared communal garden to the rear. Electric night storage heating. Energy Rating D. Council Tax Band A.

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Situation
This ground floor flat is situated within a moments walk of the town centre and its amenities which include a range of local retailers along with Sainsbury's supermarket. The town also has a swimming pool, gym, library, 18 hole golf course at Stinchcombe Hill and comprehensive school. The property is within a few moments of local bowling green and the town centre is well placed for commuting to larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and connections to the National Rail Network.

Entrance Hall
With carpeted flooring, electric heater and phone for intercom

Kitchen / Living Room 3.65 x 3.17 (11'11" x 10'4")
Kitchen area having a range of wall and base units with laminated work surfaces over incorporating stainless steel single drainer sink unit, electric cooker, washing machine and space for fridge/freezer. Vinyl flooring and double glazed window to front. Living area with carpeted flooring and electric heating.

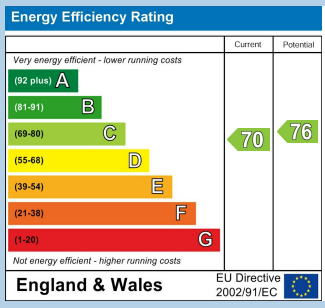
Bedroom 3.64 x 3.25 (11'11" x 10'7")
With carpeted flooring, electric heater, double glazed window to the front and access to the ensuite

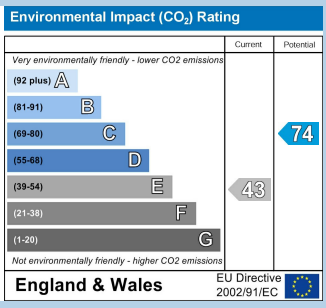
Ensuite Shower Room
Benefitting from tiled shower cubicle with electric shower, WC, vanity unit with sink and ladder style radiator, vinyl flooring and double glazed winded at the front and extractor fan.

Externally
Access to communal garden

Agents Note
Available Date: 23rd January 2027
Deposit: £825.00
Council Tax Band: A
Energy Rating: D
Minimum Annual Income Requirement: £21,450
Unfurnished
Utilities: Mains Electric, Water and Sewerage are connected.
Prepayment Meter
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information







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