

4 Boulton Lane, Dursley,
GL11 4LJ

£1,350 PCM



Three bedroom character cottage in the heart of Dursley town centre. Accommodation comprising of kitchen, living room, further reception room. Stairs down to spacious basement shower room. First floor double bedroom with window seat and further double on the top floor. Tiered lawn garden with patio. Driveway parking. Gas central heating, Council tax band B. Energy rating E.

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Situation

This three bedroom cottage is situated on Boulton Lane, which is within a brief walking distance of Dursley town centre, which offers a range of facilities including Sainsbury's and Iceland stores, dentists and doctors surgeries, public houses, library, swimming pool and community sports centre/hall. Dursley is well placed for travel throughout the South West including the centres of Cheltenham and Bristol via the 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 with onward connections to the national rail network.

Directions

This property can be accessed by foot or motor vehicle. On leaving our premises on foot, turn left and proceed along Parsonage Street into Silver Street. Just after passing the Church on the left hand side, take the right hand turning after the Oxfam shop onto Boulton Lane and the property will be located half way up the road on the right hand side after the bollards. If travelling via car, proceed out of town along Silver Street, again passing the Church on the left hand side and take the right hand turning onto Henlow Drive, proceed up the incline and follow the road to the right after the small roundabout and prior to the incline take the turning on the right hand side onto Boulton Lane, where the property will be located on the left hand side.

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).

Kitchen 4.80 x 3.21 (15'8" x 10'6")

With a range of base units, shelving and inset butler sink with wooden worktops. Tiled floor, electric oven, induction hob with extractor over, radiator, plumbing for dishwasher, fridge, double glazed window with shutters to the rear.

Living Room 3.55 x 3.02 (11'7" x 9'10")

Decorative fireplace and window seat with double glazed window and door to the front. Carpeted flooring and radiator.

Reception room / Third Bedroom 4.48 x 3.21 (14'8" x 10'6")

Carpeted flooring, decorative fireplace, radiator and double glazed window to the front.

Stairs down to basement

Shower Room

Tiled flooring, shower cubicle, low level wc, wall mounted wash hand basin, inset ceiling spotlights.

Stairs to first floor

Bedroom One 3.53 x 3.53 (11'6" x 11'6")

Carpeted flooring, double glazed window to the front with window seat, radiator.

Stairs to second floor

Bedroom Two 4.44 x 2.91 (14'6" x 9'6")

Carpeted flooring, double glazed window to the front, radiator.

Utility Room

External access, inset butler sink with wooden worktops. Gas boiler and plumbing for washing machine.

Externally

Benefitting from a patio, tiered lawn and storage shed. Driveway parking.

Agents Note

Available Date: 20th August

Minimum Tenancy Length: 12 months

Deposit: £1555.00

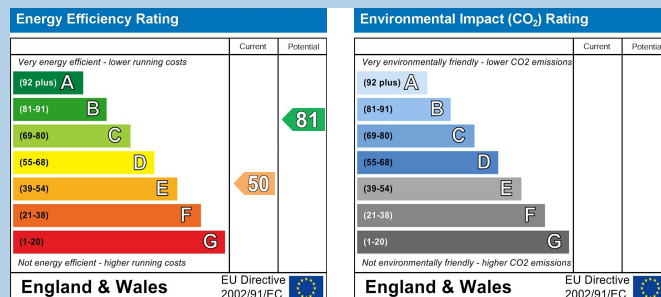
Council Tax Band: B

Energy Rating: E

Unfurnished

Gardener Included

Gas Central Heating



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