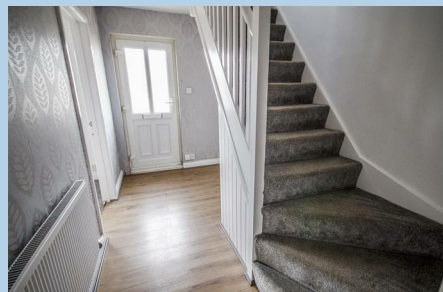


31 Second Avenue, Dursley,
GL11 4PE

£1,325 PCM



Recently renovated three bedroom semi-detached family home within walking distance of amenities. The ground floor features an entrance hall, dining room with feature fireplace opening to living room. High gloss kitchen with separate utility and downstairs shower room. Upstairs, you'll find three well-proportioned double bedrooms, a contemporary family bathroom and a large storage cupboard. Externally benefitting from enclosed rear garden and paved driveway providing ample parking. Energy Rating D. Council Tax Band B.

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propertymark

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Situation

The property is situated on the out skirts of Dursley in the Highfields area of town. Within walking distance there is a popular primary school along with co-operative mini market in Rosebery Road. Dursley town centre is within a short drive with its range of amenities including Sainsbury's supermarket, independent retailers, doctors and dentist surgeries. Rednock Comprehensive School can be also found in the town. Dursley is well placed for commuting to larger centres of Gloucester, Bristol and Cheltenham 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 laminate flooring giving access to;

Dining Room 3.66 x 3.04 (12'0" x 9'11")

With carpeted flooring and feature fireplace and window to the front. Bifold doors leading onto;

Living Room 4.17 x 3.65 (13'8" x 11'11")

With laminate flooring, built-in storage and French doors onto the rear garden. Radiator.

Kitchen 3.65 x 2.17 (11'11" x 7'1")

High gloss fitted kitchen with a range of wall and base units, stainless steel sink, gas cooker with hood over. Part tiled walls and a vinyl flooring. Giving access to;

Utility

With vinyl flooring, space for appliances, gas boiler providing heating and hot water. UPVC glazed double to side access.



Shower Room

Whit suite consisting of low level wc, pedestal wash basin and shower cubicle with mains shower. Tiled flooring and radiator.

Stairs to First Floor

With carpeted with large storage cupboard

Bedroom One 4.08 x 3.75 (13'4" x 12'3")

With carpeted flooring, built in wardrobe, feature fireplace and window to the rear.

Bedroom Two 3.72 x 3.13 (12'2" x 10'3")

With carpeted flooring, built in wardrobe, feature fireplace and window to the front

Bedroom Three 3.73 x 2.7 (12'2" x 8'10")

With carpeted flooring and window to the rear.

Bathroom

White suite comprising of low level wc, pedestal wash basin and bath with electric shower over. Vinyl flooring and radiator, widow to the side.

Externally

The front of the property is blocked paved with driveway parking for 3 + vehicles. The rear garden is laid to lawn, with patio and mature beds.

Agents Note

Available Date: 20th September 2025

Minimum Tenancy Length: 12 months

Deposit: £1528.00

Council Tax Band: B

Energy Rating: D

Minimum Annual Income Requirement: £39,750

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

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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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