

36 Olive Grove, Glos,
GL11 4EU

£1,250 PCM



Well proportioned three bedroom terraced house within walking distance of Dursley Town Centre.

Accommodation comprises of entrance porch, entrance hall, spacious lounge, kitchen/diner, cloakroom/utility, three first floor bedrooms and bathroom. Further benefits include driveway parking for two vehicles, enclosed rear garden with patio area and gas central heating. Council Tax Band B.

Energy Rating D.

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propertymark

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Situation

This three bedroom family home is situated in Olive Grove, which is a popular residential area 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.

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).

Entrance Porch

With glazed surround and door leading to hallway.

Entrance Hall

Living Room 4.58m into bay x 4.19m (max) (15'0" into bay x 13'8" (max))

Window to front, laminate flooring and under stairs cupboard.

Kitchen 3.81m x 2.59m (12'5" x 8'5")

With a range of oak effect base and wall units with worktops over, stainless steel sink with drainer, plumbing for washing machine, space for oven, gas boiler, windows and door giving accessing onto the rear garden.

Cloakroom/Utility 2.57m x 1.22m (8'5" x 4'0")

WC, wash basin and window to rear.

Stairs to First Floor Landing

Access to roof storage space via loft hatch and ladder.

Bedroom One 4.68m x 2.75m (max) (15'4" x 9'0" (max))

Carpeted flooring, built in wardrobe and window to front.

Bedroom Two 3.39m x 2.55m (11'1" x 8'4")

Carpeted flooring and window to rear.

Bedroom Three 2.36m (max) x 2.97m (max) (7'8" (max) x 9'8" (max))

Carpeted flooring and window to front.

Bathroom

White suite comprising of bath with electric shower over and screen, wash basin with pedestal, WC, double glazed window to rear, radiator, fully tiled walls.

Externally

The front of the property has a gravelled driveway allowing for off street parking and steps leading up to entrance porch. To the rear of the property there is a patio area with pathway leading to the rear access gate, along with lawn area and borders with shrubs and trees. The rear garden is bounded by fence and hedgerow and has views of Cam Peak

Agents Note

Available Date: Now

Minimum Tenancy Length: 12 Months

Deposit: £1440.00

Council Tax Band: B

Energy Rating: D

Minimum Annual Income Requirement: £37,500

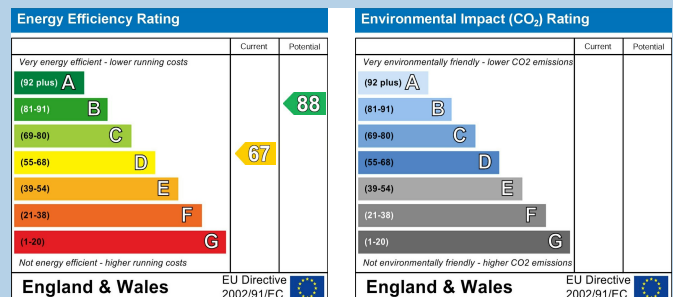
Unfurnished

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



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