

8 Graham Edge, Dursley,
GL11 4FJ

Per Month
£995 Per Month



Modern and contemporary lower ground floor apartment offering exceptional space throughout. The property was newly built in 2020 and comprises of private entrance hallway with storage, open plan kitchen-living area with appliances, two double bedrooms and modern bathroom with shower over bath. Further benefits include allocated parking space and close proximity to the town centre and amenities. Gas Central Heating. Council Tax Band B. Energy Rating B.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

lettings@bennettjones.co.uk



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Situation

Situated in a tranquil neighbourhood, this property offers a peaceful retreat with views while still being close to local amenities within the town of Dursley and having exceptional transport links via the Cam train Station and M4/M5 corridor. No 8 Graham Edge is situated on this extremely popular development within walking distance of the town centre. Lister Road, the more recent development phase on this estate, is placed midway between Cam and Dursley centres. Cam offers a growing range of facilities including: Tesco supermarket, local traders along with post office, and doctors and dentists surgeries. The village also has a choice of three primary schools. Dursley town, which is within walking distance offers a wider range of shopping facilities including Sainsbury's and Lidl supermarkets and both primary and secondary schooling. There are further facilities including a range of local traders along with post office, doctors and dentists surgeries, local gyms, swimming pool, cafes and restaurants.

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 Hall

Spacious entrance with carpeted flooring and two larger than average storage cupboards with one having a radiator.

Kitchen/Living Room 7.01m x 3.96m (22'11" x 12'11")

Larger than average living space with fabulous views to the rear and offering excellent living and entertaining space. The space comprises of a modern fitted kitchen including a range of wall and base units, built in ceramic 4 ring hob, oven, washing machine, tumble dryer, fridge freezer and larder cupboard. The living area offers an excellent social space with room for dining.

Bedroom One 4.35m x 3.33m (14'3" x 10'11")

Double bedroom with carpeted flooring and windows to side and front.

Bedroom Two 4.05m x 3.17 (13'3" x 10'4")

Double bedroom with carpeted flooring and window to front with view over lawned area.

Bathroom

Modern white suite comprising of bath with shower over, wc, wash basin, ladder radiator and double glazed window to side.

Agents Note

Available Date: 13th April 2026

Minimum Tenancy Length: 12 Months

Deposit: £1145.00

Council Tax Band: B

Energy Rating: B

Minimum Annual Income Requirement: £29,850

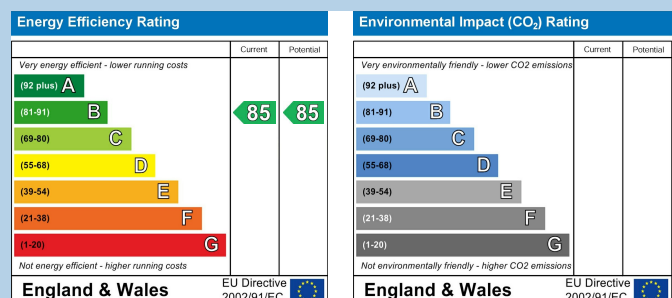
Unfurnished

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

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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