

PROPERTY AVAILABLE TO LET
3 Bedroom Detached Home
Bailey Way, Dursley, GL11

Asking Price £1,500 per calendar month
www.griffithnobes.co.uk



DETACHED FAMILY HOME | IMMACULATEDLY PRESENTED | THREE DOUBLE BEDROOMS

WELL-POSITIONED | KITCHEN DINER | EN-SUITE MASTER BEDROOM

EPC RATING: B | GAS CENTRAL HEATING | DOUBLE GLAZING | DRIVEWAY PARKING

01453 799938

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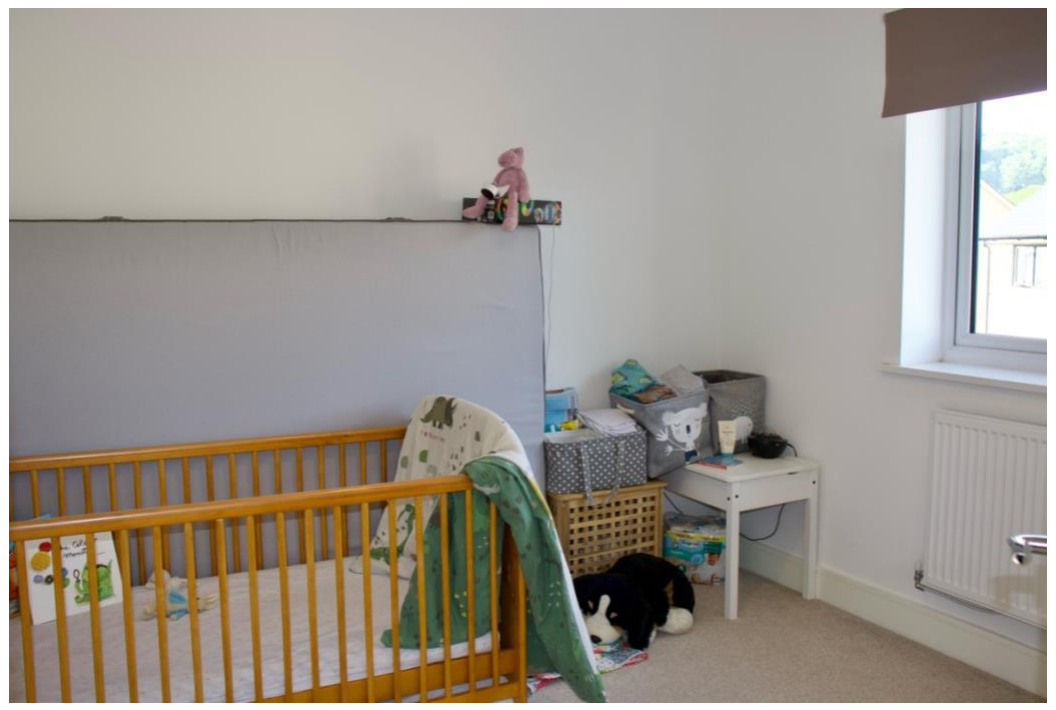
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Bailey Way, Dursley, GL11

Immaculately presented and well positioned three double bedroom family home. Driveway parking and with a South-West facing rear garden. Accommodation comprises entrance hallway, kitchen/dining room with a set of French doors leading to the rear garden. The natural lighting of double aspect lounge offers a comfortable area for relaxation. Further benefits include cloakroom, master bedroom with en-suite shower room, as well as a family bathroom with shower over the bath.

Littlecombe is well placed for access to the M5, A38 and Cam and Dursley Railway Station, making it ideal for commuters to Bristol, Gloucester and Cheltenham; offering a great work-life balance for those who enjoy the great outdoors.

A footbridge over the River Cam runs through the Littlecombe Housing Development providing a picturesque and tranquil setting to enjoy. Dursley and the surrounding villages offer beautiful breath-taking views and countryside walks, including the well-known Cam Peak, Longdown, Uley Bury, Stinchcombe Hill, Twinberrow and Nunnery Woods.

Council Tax Band: **D (£2,360.58)** EPC Rating: **C**

Utilities: **Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 12Mbps*, Superfast up to 61Mbps*, Ultrafast up to 1000Mbps***

Phone Network: **EE, Three, o2, Vodafone***

*Information obtained from Ofcom Website, May 2024.

Holding Deposit: **£346.15 (equivalent to 1 weeks' rent)**

Security Deposit: **£1,730.76 (equivalent to 5 weeks' rent)**

Available: **1st June 2024, earlier/later may be possible.**

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further info.



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Landlord does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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