



Popular Residential Area

3 Bedroom Semi-Detached Home

The Drive, Dursley, Gloucestershire, GL11 5QP

Offers in excess of £300,000

www.griffithnobes.co.uk



01453 799938
www.griffithnobes.co.uk



To arrange a viewing, please call us on 01453 799938 or visit www.griffithnobes.co.uk

A LITTLE BIT ABOUT THE PROPERTY...

- **Three bedrooms**
- **Semi-Detached Home**
- **Popular Residential Area**
- **Countryside Views at the rear**
- **Single Car Port**
- **Driveway Parking**
- **Gas Central Heating**
- **Double Glazing**
- **Great Sized Garden**

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A well presented and well positioned three bedroom semi-detached home. Situated in the popular Summerhayes development. Offering the opportunity for further upgrade, spacious family accommodation comprises modern kitchen, dining room, lounge, side porch, three first floor bedrooms and shower room. Outside, enjoys a good-sized enclosed rear garden with countryside views. Additional benefits include a single car port and driveway parking.

EPC Rating: C.

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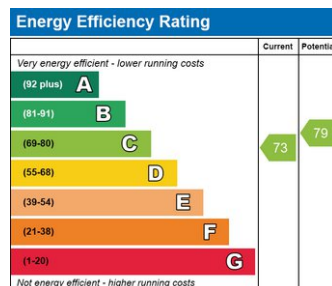
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: C (£2,082.56)

EPC Rating: C (73)



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 14 Mbps / 1 Mbps

Superfast: 61 Mbps / 14 Mbps

Ultrafast: 1000 Mbps / 1000 Mbps

Mobile Telephone:

EE, Three, O2, Vodafone. (some limited indoor coverage)

This information is obtained at the time of preparing this listing from Ofcom and is a guide only. For more information, visit <https://checker.ofcom.org.uk> or ask us.

UTILITY INFO

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



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 Seller 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.

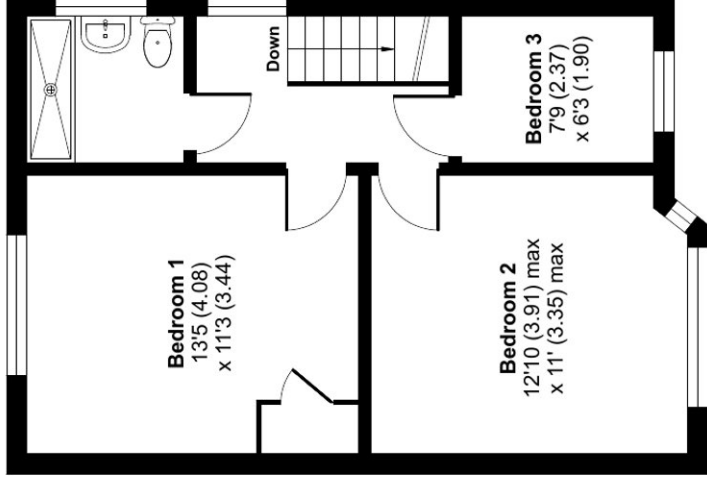
We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn a fee usually in the region of £100 to £250. You are never under any obligation to use a service which we recommend or refer you to, and we actively encourage you obtain multiple quotations to ensure you are receiving the best service at the best price.

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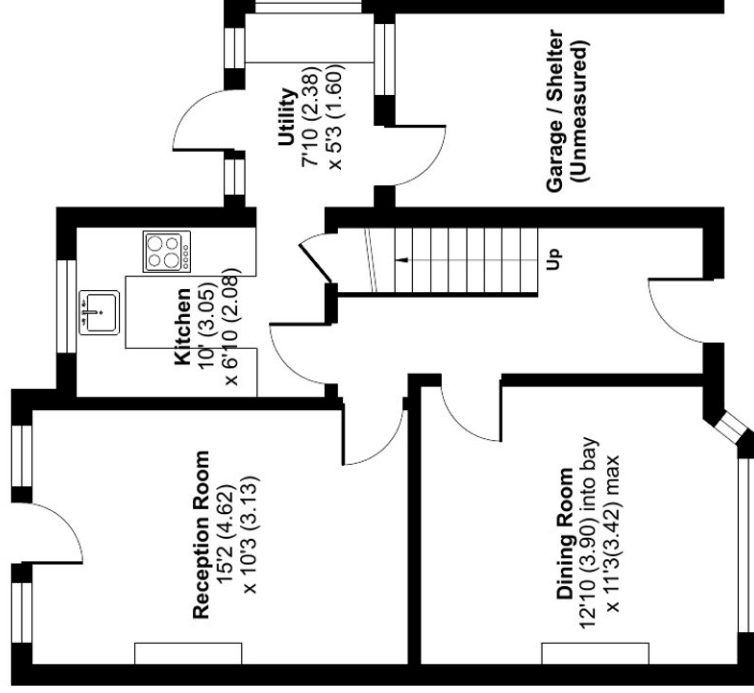
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Approximate Area = 980 sq ft / 91 sq m (excludes garage shelter)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
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