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4 Delkin Road, Dursley,
GL11 5RF

Asking Price
£310,000



OFFERED WITH NO ONWARD CHAIN. THIS THREE BEDROOM PROPERTY IS SET AT THE HEAD OF THE CUL-DE-SAC AND OFFERS GOOD SIZED ACCOMMODATION THROUGHOUT. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM. THERE ARE FRONT AND REAR GARDENS WITH A GARAGE AND DRIVEWAY PROVIDING PARKING FOR TWO TO THREE CARS. EPC: C

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SITUATION

Delkin Road is within a few minutes walk of local shops and Cam village centre is within a few minutes drive, which has a growing range of facilities including Tesco superstore, hairdressers, chemist, news agents and public houses. The village has a choice of three primary schools and the neighbouring town of Dursley has a wider range of shopping facilities, along with secondary schooling. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station giving access to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

If travelling from Dursley town centre proceed out of town in a north westerly direction on the A4135 Kingshill Road, proceeding straight across at the first and second mini roundabouts, continue taking the second turning on the right into The Drive, continue for approximately 200m turning left into The Crescent and proceed, taking first left into Delkin Road and the property will be found towards the head of the cul de sac on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and has most recently provided the current owner with rental income. The property benefits from extensive double glazing and no onward chain. The decor is fairly neutral throughout providing a great opportunity for someone to put their own stamp on things. The property briefly comprises; Entrance hall, living room, dining room, kitchen, three first floor bedrooms and a family bathroom. Externally there is a single garage, good sized rear garden with slightly elevated views and a driveway and garden to the front.

THE 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

Having radiator, UPVC front door, stairs to first floor with under-stair cupboard.

LOUNGE 3.92m x 3.31m (12'10" x 10'10")

Having radiator, double glazed bay window, fireplace with electric fire.

DINING ROOM 4.07m x 3.06m (13'4" x 10'0")

Having double glazed patio doors, feature fireplace and radiator.

KITCHEN 3.00m x 2.08m (9'10" x 6'9")

Having wall and base units, space for gas oven, space and plumbing for washing machine and dishwasher, one and a half bowl sink with mixer tap, double glazed window, radiator, understair storage, part tiled wall, double glazed door to side.

FIRST FLOOR LANDING

Having double glazed window and access to loft.

BEDROOM ONE 4.08m x 3.34m (max) (13'4" x 10'11" (max))

Having radiator, double glazed window, airing cupboard with gas combination boiler.

BEDROOM TWO 3.91m x 3.20m (12'9" x 10'5")

Having double glazed bay window, radiator.

BEDROOM THREE 2.34m x 2.00m (7'8" x 6'6")

Having radiator, double glazed window.

BATHROOM

Having P-shape bath with shower over, heated towel rail, part tiled wall, wash hand basin and WC with integral unit.

EXTERNALLY

At the rear is a reasonable garden which is mostly laid to lawn and is fully enclosed by wooden panel fencing. There is a patio area which stretches round to the side



where there is a side gate providing rear access. There is a single garage to the side and driveway providing parking at the front. There is a lawn area to the front having various shrubs and steps up to the entrance.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: C

Broadband: Asymmetric Digital Subscriber Line

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

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in

order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

