



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|--|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs 83-91 A | | Very environmentally friendly - lower CO ₂ emissions 82-91 A | |
| 81-81 B | | 81-81 B | |
| 69-80 C | | 69-80 C | |
| 55-68 D | | 55-68 D | |
| 39-54 E | | 39-54 E | |
| 21-38 F | | 21-38 F | |
| 1-20 G | | 1-20 G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

22 Tennyson Road, Dursley,
GL11 4PZ

Price Guide
£340,000



THREE/FOUR BEDROOM EXTENDED SEMI-DETACHED HOME WITH THREE RECEPTION ROOMS AND WESTERLY FACING REAR GARDEN, OUTSIDE BAR/GARDEN ROOM, HOT TUB AND WORKSHOPS/SHED, OPEN PLAN KITCHEN/DINER, INTERNAL BI-FOLD DOORS TO LIVING ROOM, VERSATILE AND FLEXIBLE ACCOMMODATION, OFFICE/4TH BEDROOM, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM. ENERGY RATING: D.

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