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53 Marlstone Road, Dursley,  
GL11 5SA

Asking Price  
**£325,000**



OFFERED WITH NO ONWARD CHAIN.  
THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE POPULAR LOCATION OF NORMAN HILL. HAVING BEEN RECENTLY DECORATED THIS PREVIOUSLY LET PROPERTY OFFERS A FANTASTIC OPPORTUNITY FOR SOMEONE TO ADD THEIR OWN STAMP. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE/DINER, KITCHEN, BATHROOM, DINING ROOM/BEDROOM THREE, TWO FIRST FLOOR BEDROOMS, SEPARATE CLOAKROOM, GARDEN FRONT AND BACK, GARAGE AND DRIVEWAY. EPC: D.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# 53 Marlstone Road, Dursley, GL11 5SA

## SITUATION

The property is located on the popular Marlstone Road which is in the Norman Hill area of Cam. Marlstone Road is within a few minutes drive of Cam village centre which has a growing range of facilities including: Tesco supermarket, doctors and dentist surgeries and a choice of three primary schools. The adjoining town of Dursley has comprehensive schooling along with a wider range of shopping facilities. Dursley and Cam are well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and adjoining M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first and second mini roundabouts. After the second mini roundabout proceed a further three hundred metres taking the first turning on the right into Woodview Road and continue taking the second turning on the left into Marlstone Road. Take the turning right and the property will be found around halfway down on the left hand side.

## DESCRIPTION

This property has been in the same ownership for the past nine years and has provided the current owners with rental income. The property has been recently redecorated throughout and is offered to the market with no onward chain. The property briefly comprises; entrance hall, spacious L-shaped lounge/dining room, separate dining room which could be used as a 3rd bedroom, kitchen, bathroom, two first floor bedrooms and separate cloakroom upstairs. Externally, there is a good size garden with patio, single garage with plumbing for washing machine, large driveway for four cars and front garden.

## 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).

## ON THE GROUND FLOOR

## ENTRANCE HALL

UPVC front door and sidelight, stairs to first floor, thermostat controls, radiator.

## LIVING/DINING ROOM 5.99m reducing to 3.05m x 5.15m reducing to 2.46m (19'7" reducing to 10'0" x 16'10" reducing to 8'0")

Two double glazed windows to the front, electric fire surround, two radiators.

## KITCHEN 3.51 x 2.67 (11'6" x 8'9")

Range of wall and base units, stainless steel sink with mixer tap, integrated electric oven and hob with extractor hood over, space for under counter fridge freezer, tiled splashbacks, radiator, double glazed window to rear. part glazed door leading to rear garden.

## BATHROOM

White suite comprising pedestal wash basin, WC, bath with electric shower over, heated towel rail, part tiled walls, double glazed window.

## DINING ROOM/BEDROOM THREE 3.73m x 3.24m (12'2" x 10'7")

Double glazed patio doors to rear, cupboard, radiator.

## ON THE FIRST FLOOR

## LANDING

Cupboard, access to loft space.

## BEDROOM ONE 3.65m x 3.23m (11'11" x 10'7")

Double glazed window with far reaching views, radiator.

## BEDROOM TWO 3.22m x 2.66m (10'6" x 8'8")

Double glazed window to side, eaves storage, radiator.

## WC

Wash basin, WC. gas boiler providing central heating and domestic hot water, extractor.

## EXTERNALLY

Patio with pergola, lawn, shrubs, slate chippings, gated side access, outside tap and socket. Single GARAGE (6.10m x 3.03m) with power, lighting, space and plumbing for washing machine.

## AGENT NOTES

Tenure: Freehold

Ground Rent: The land is subject to a perpetual yearly rent charge of £

Services: All mains services are understood to be connected.

Council Tax Band: C

Broadband: Unknown.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

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

## 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.

