



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

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5 Delkin Road, Dursley,  
GL11 5RF

Price Guide  
£340,000



WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN POPULAR SUMMERHAYES DEVELOPMENT. OFFERING COMFORTABLE FAMILY LIVING WITH OPEN PLAN KITCHEN/DINER, SINGLE STOREY SIDE EXTENSION, LIVING ROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM. OUTSIDE, ENJOYS A GOOD-SIZED ENCLOSED REAR GARDEN—PERFECT FOR CHILDREN, PETS, OR SUMMER BBQS. ADDITIONAL BENEFITS INCLUDE A GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES. ENERGY RATING: D.

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## 5 Delkin Road, Dursley, GL11 5RF

### SITUATION

5 Delkin Road occupies a convenient position in this popular area midway between Cam and Dursley centres. Cam has a range of local retailers along with Tesco supermarket, three primary schools, and secondary schooling can be found at the nearby Rednock comprehensive school. Dursley town has a wider range of facilities including: Sainsbury's supermarket, a wide range of local retailers along with swimming pool, sports hall, library and eighteen hole golf course at Stinchcombe Hill. The property is well located for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network.

### DIRECTIONS

If travelling out of Dursley proceed in a north westerly direction out of town on the A4135 proceeding straight across at the first and second mini-roundabouts, after the second mini-roundabout take the second turning on the right into The Drive and continue, taking the first turning on the left into Delkin Road and the property will be located shortly on the right hand side.

### DESCRIPTION

This property has been in the same ownership for over 18 years and has been extended to the side/rear creating a spacious open plan kitchen/diner with separate good sized living room. On the first floor there are three bedrooms and family bathroom. Externally, there is an enclosed rear garden which has pleasant patio areas and is enclosed by wood panel fencing. There is a driveway providing parking for two vehicles leading to garage.

### 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).

### CANOPY PORCH

### ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor, under stair storage cupboard.

### LIVING ROOM 4.92m x 3.32m narrowing to 2.96m (16'1" x 10'10" narrowing to 9'8")

Double glazed window to front, radiator, doors to dining room.

### KITCHEN 4.59m x 3.04m (15'0" x 9'11")

Fitted kitchen with base and wall units, roll top laminate work surface over, one and half bowl stainless steel sink and drainer, Vaillant gas boiler (approx. 2 years old), space and plumbing for dishwasher, breakfast bar, space and plumbing for washing machine, electric oven and grill, gas hob with hood over, integrated tall fridge freezer, roof light, double glazed door and window to rear, storage cupboard, door to garage, opening into:

### DINING ROOM 3.14m x 3.03m narrowing to 2.66m (10'3" x 9'11" narrowing to 8'8")

Radiator, double glazed French doors to garden.

### ON THE FIRST FLOOR

### LANDING

Double glazed window to side, access to loft space.

### BEDROOM ONE 4.06m (max) x 3.30m (max) (13'3" (max) x 10'9" (max))

### BEDROOM TWO 3.47m (max) x 3.18m (max) (11'4" (max) x 10'5" (max))

Double glazed window to rear, radiator, built in wardrobe.

### BEDROOM THREE 2.31m x 2.03m (7'6" x 6'7")

Double glazed window to front, radiator.

### FAMILY BATHROOM

Bath with electric shower, wash hand basin with pedestal, low level WC, heated towel rail, double glazed window to side.

### EXTERNALLY

To the rear of the property there is a flagstone patio, tap, wooden shed, laid to lawn garden with rear trellis and further patio area. The garden has raised planters and is enclosed by wood panel fencing. To the front of the property there is a driveway providing parking for two vehicles leading to GARAGE (4.77m (max) x 3.30m) which has double glazed window to side, up and over door to front, door to kitchen, light and power.

### AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating.

Council Tax Band: C

Broadband: Gigaclear fibre broadband is available at the

property.

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

