53 Marlstone Road, Dursley, GL11 5SA

£1,395 PCM

Three bed semi detached house in popular residential area. Accommodation comprising entrance hall, modern fitted kitchen with integrated oven and hob, L-shaped living room/diner, ground floor master bedroom with patio doors onto garden, bathroom with shower over bath. Stairs to two first floor double bedrooms with views and WC. Additional features include gas central heating, private enclosed rear garden, front garden and garage with ample further parking. Energy Rating C. Council Tax Band C.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
lettings@bennettjones.co.uk

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Situation

The property is located on the extremely 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.

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

UPVC front door and sidelight, with carpeted flooring giving access to:

Living/Dining Room 6.00 x 5.15 x 3.06 (19'8" x 16'10" x 10'0")

Double glazed windows to the front looking over the front garden and view towards Cam Peak. Carpeted flooring, Fireplace with Gas Fire.

Kitchen 3.51 x 2.67 (11'6" x 8'9")

Range of shaker style wall and base units, wood effect laminate work surfaces, stainless steel sink, integrated electric oven and hob with extractor hood over, radiator, vinyl flooring, double glazed window to rear. door leading to rear garden.

Bathroom

White suite comprising of pedestal wash basin, wc, bath with electric shower over, heated towel rail and tiled walling.

Dining Room / Bedroom One 3.73 x 3.24 (12'2" x 10'7")

With carpeted flooring, built in wardrobe and UPVC patio doors to the garden.

Stairs to first floor

Carpeted, with two large storage cupboards.

Bedroom Two 3.64 x 3.24 (11'11" x 10'7")

With carpeted flooring and double glazed window to the front taking full advantage of the views.

Bedroom Three 3.22 x 2.68 (10'6" x 8'9")

With carpeted flooring and double glazed window to the side.

Upstairs WC

Wash basin and WC. Gas Boiler providing heating and hot water.

Externally

Benefitting from tandem parking for 3 vehicles, garage with plumbing for washing machine, power and lighting, front and rear garden laid to lawn, a rear patio under cover and personal door to the garage.

Agents Note

Available Date: 15th August 2025
Minimum Tenancy Length: 12 months
Deposit: £1609
Council Tax Band: D
Energy Rating: C
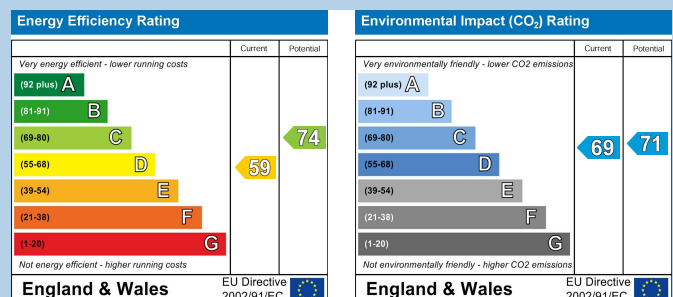Minimum Annual Income Requirement: £41,850
Unfurnished
Utilities: Mains Gas, Electric, Water and Sewerage are connected.
Standard Meters
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC