

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 20 Chamberlayne Crescent

Berkeley, GL13 9FL

Guide Price £240,000



Council Tax: B



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Guide Price £240,000



## Entrance Hallway

Stairs to first floor landing, radiator, doors to:

## Cloakroom

Window to front aspect, pedestal wash hand basin, WC, fuse box, radiator.

## Lounge

15'1 max x 9'8 (4.60m max x 2.95m)

Window to front aspect with views, radiator, understairs storage cupboard, door to:

## Kitchen/Breakfast Room

8'8 x 12'6 (2.64m x 3.81m)

Having French doors to garden, window to rear aspect, range of wall and base units with work-surfaces, up-stands, stainless steel sink unit with mixer tap, electric oven, gas hob, extractor fan, freestanding fridge/freezer, washing machine and dishwasher (available by separate negotiation), cupboard housing Ideal gas boiler.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space with ladder, doors to:

## Bedroom One

8'2 x 12'9 (2.49m x 3.89m)

Window to rear aspect, radiator.

## Bedroom Two

8'6 x 12'10 (2.59m x 3.91m)

Two windows to front aspect with views, over-stairs cupboard, radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with over bath shower, WC, pedestal wash hand basin, part tiled walls, radiator, extractor fan.

## Garden

Having lower patio area, steps with path leading down the garden, lawned area, gated access to rear.

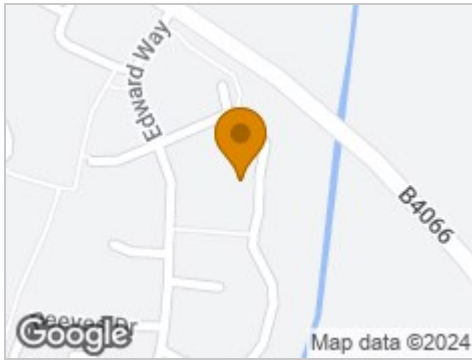
An excellent opportunity to purchase this terraced property with open views to the front. On entering the property you will find, entrance lobby with stairs to the first floor, downstairs cloakroom, lounge and fitted kitchen/breakfast room with doors leading to the garden. To the first floor you will find; two bedrooms and family bathroom. Outside the property has an open plan front garden with parking for two cars and a good size rear garden with lower patio and lawned area. Viewing Essential.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and eateries and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

- Mid Terraced Property Found Close to the Historic Castle Town of Berkeley
- Open Views to the Front
- Two Bedrooms
- Entrance Lobby and Downstairs Cloakroom
- Lounge and Fitted Kitchen/Breakfast Room
- Family Bathroom
- Enclosed Rear Garden
- Allocated Parking for Two Cars
- Remainder of Warranty



## Road Map



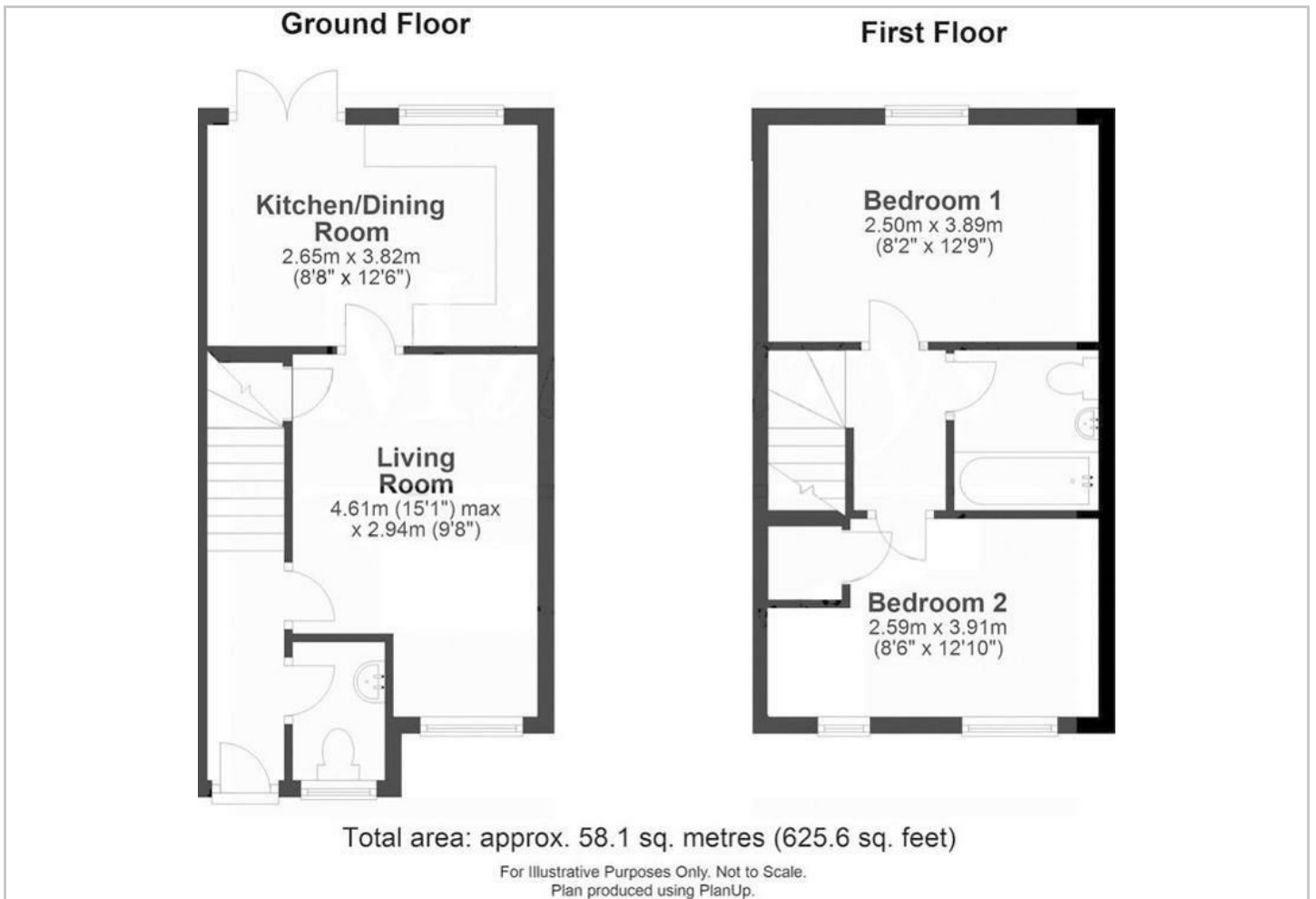
## Hybrid Map



## Terrain Map



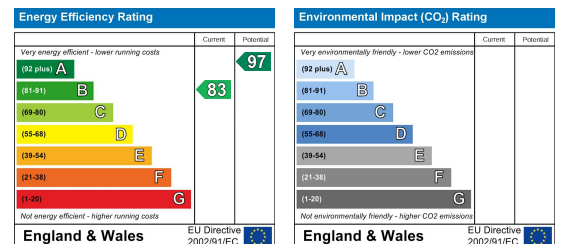
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.