

# HUNTERS<sup>®</sup>

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## 12 Reeves Drive

Berkeley, GL13 9FJ

Guide Price £269,950



Council Tax: C



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## Entrance Porch

Accessed via UPVC double glazed front door with ceiling light, carpet, fuse box, radiator and door to:

## Living Room

14'9 x 11'10 (4.50m x 3.61m)

Having UPVC double glazed window to front, carpet, radiator, ceiling light and door to:

## Hallway

With stairs to first floor landing and doors to:

## Downstairs Cloakroom

With WC, pedestal wash hand basin, ceiling light, radiator and laminate flooring.

## Kitchen/Dining Room

11'10 x 8'10 (3.61m x 2.69m)

Fitted with a range of white wall and base units with laminate worktops over, stainless steel sink and drainer unit, fitted oven with gas hob and extractor fan over, space and plumbing for automatic washing machine, UPVC double glazed window and French doors to garden, laminate flooring, ceiling light.

## First Floor Landing

From the hallway stairs lead to first floor landing with carpet, ceiling light, radiator and stairs to second floor.

## Bedroom Two

12'2 x 10'6 (3.71m x 3.20m)

With two UPVC double glazed windows to front, radiator, ceiling light, carpet.

## Bathroom

Fitted with a white suite comprising panelled bath,

pedestal wash hand basin, WC, laminate flooring, ceiling light, part tiled walls, radiator.

## Bedroom Three

12'2 x 8'10 (3.71m x 2.69m)

With UPVC double glazed window to rear, radiator, carpet, ceiling light.

## Second Floor

Stairs lead from the first floor to the principal bedroom.

## Principal Bedroom

16'9 x 8'10 (5.11m x 2.69m)

With UPVC double glazed window to front, built in wardrobe, ceiling light, radiator, carpet, access to loft space and door to:

## Ensuite

Having shower cubicle, pedestal wash hand basin, WC, ceiling light, Velux window, radiator, laminate flooring, part tiled walls.

## Outside

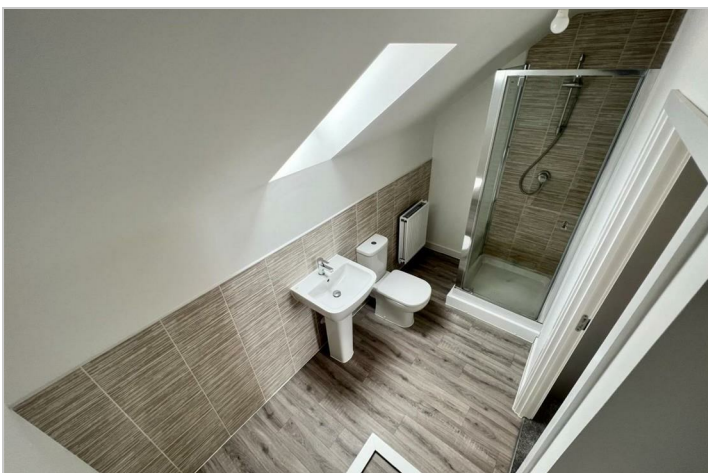
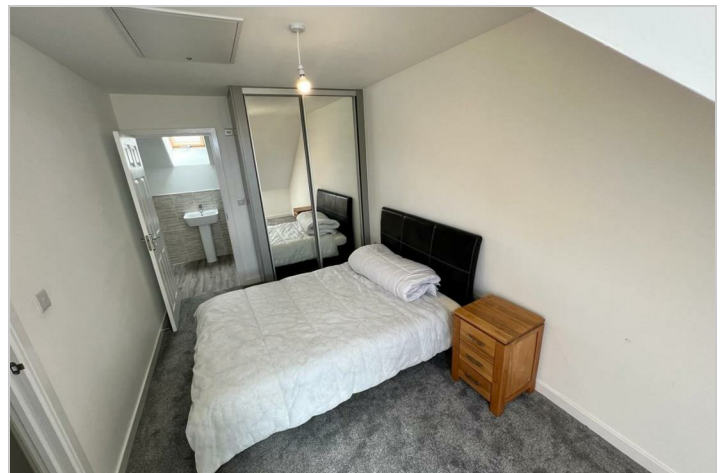
To the front of the property are two allocated parking spaces, a small area of lawn and a path and gate leading to rear garden.

The low maintenance rear garden has a patio entertaining area and fence and walled boundaries.

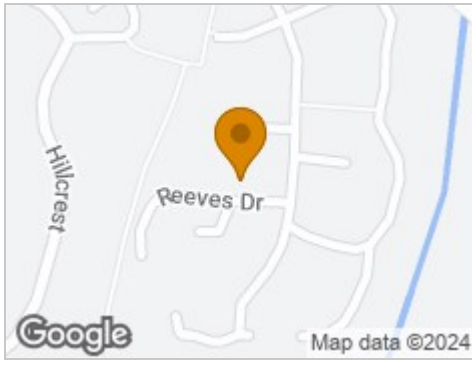
This three bedroom end terrace property found on the Canonbury Rise Development in the Castle Town of Berkeley is offered for sale with no onward chain. Briefly the accommodation comprises to the ground floor; entrance porch, living room, downstairs cloakroom and kitchen/dining room with French doors to garden. On the first floor are two bedrooms and family bathroom and the third floor has a principal bedroom with ensuite shower room. The property comes with two allocated parking spaces to the front and a private low maintenance garden to the rear.

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.

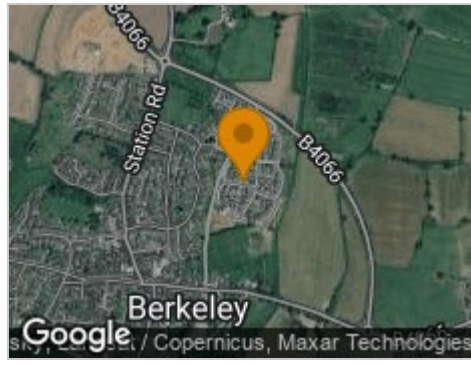
- End Terrace Three Storey Property
- Three Bedrooms
- Principal Bedroom with Ensuite Shower Room
- Family Bathroom & Downstairs Cloakroom
- Kitchen/Dining Room with French Doors to Garden
- Living Room
- Two Allocated Parking Spaces
- Low Maintenance Garden
- Remainder of Builders Warranty
- No Onward Chain



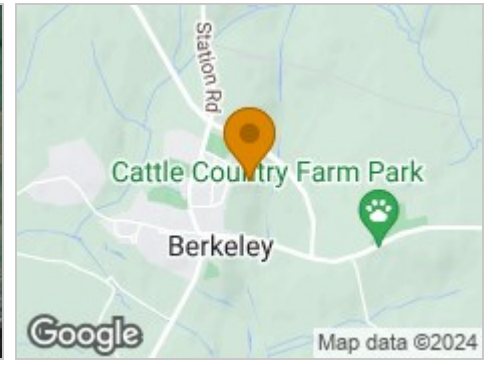
## Road Map



## Hybrid Map



## Terrain Map



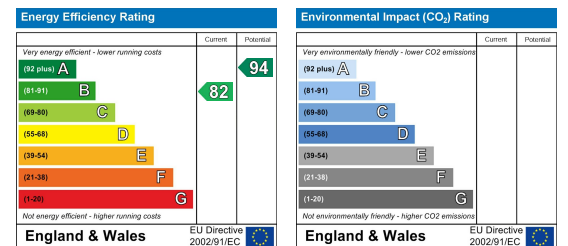
## Floor Plan



## 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.