

# HUNTERS<sup>®</sup>

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## 6 Severn Drive

Berkeley, GL13 9EH

Guide Price £215,000



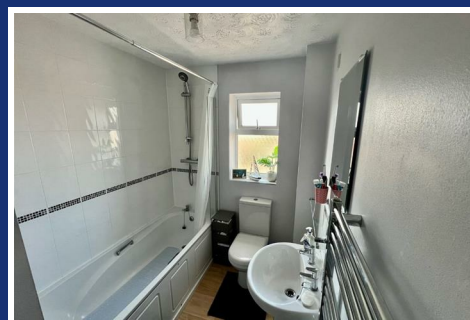
Council Tax: B



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## ENTRANCE

Front door leading into hallway with archway leading into kitchen.

## KITCHEN

8'11" x 8' (2.72m x 2.44m)

Fitted units with workstop surfaces, spaces for washing machine, fridge and cooker, one and half bowl sink unit with drainer and mixer tap, part tiled walls and double glazed window to the front.

## LIVING/DINING ROOM

11'6" x 15'1" (3.51m x 4.60m)

Laminate flooring, feature fireplace, radiator and stairs leading to the first floor. Sliding doors leading into the conservatory.

## CONSERVATORY

10'2" x 8' (3.10m x 2.44m)

Double glazed with part wall, power and light with doors leading into garden.

## FIRST FLOOR LANDING

From the living/dining room stairs lead to the first floor landing with loft access and built in cupboard housing gas boiler.

## BEDROOM ONE

11'9" x 9'4" (3.58m x 2.84m)

Double glazed window to the rear, radiator and cupboards.

## BEDROOM TWO

11'3" x 5'6" (3.43m x 1.68m)

Double glazed window to the front and radiator.

## BATHROOM

Suite comprising of bath with shower over, part tiled walls, low flush wc, pedestal wash hand basin, frosted double glazed window, chrome towel radiator.

## OUTSIDE

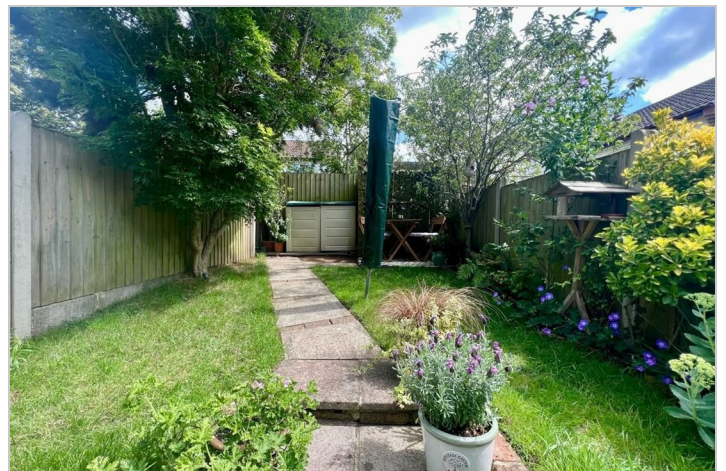
To the front is an allocated parking space, brick paved garden with path leading to front door having shrub borders.

The rear is mainly laid to lawn with path leading to seating area and having fence boundaries, shrub borders and gated rear access leading to an allocated parking space.

Tucked away in a cul-de-sac location in the historic castle town of Berkeley, this mid-terraced property offers spacious living accommodation comprising kitchen, living/dining room with doors into conservatory, two bedrooms on the first floor and family bathroom. A secluded pretty rear garden with rear access leading to allocated parking spaces.

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.

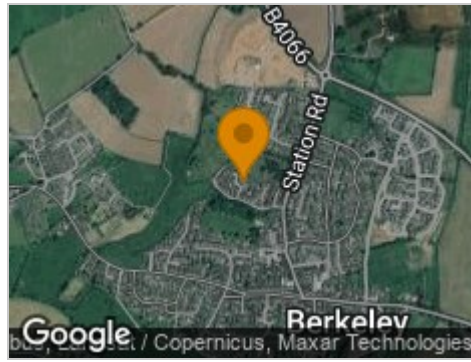
- Mid-Terraced House
- Cul-De-Sac Location
- Two Bedrooms
- Kitchen
- Lounge/Dining Room
- Conservatory
- Enclosed Garden
- Two Allocated Parking Spaces



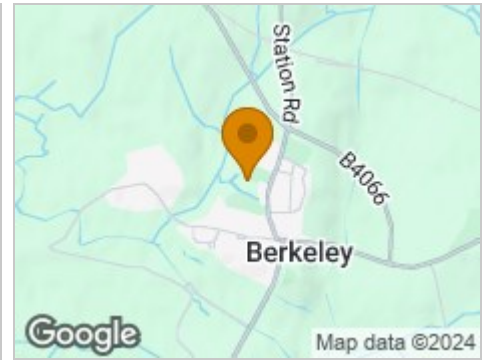
## Road Map



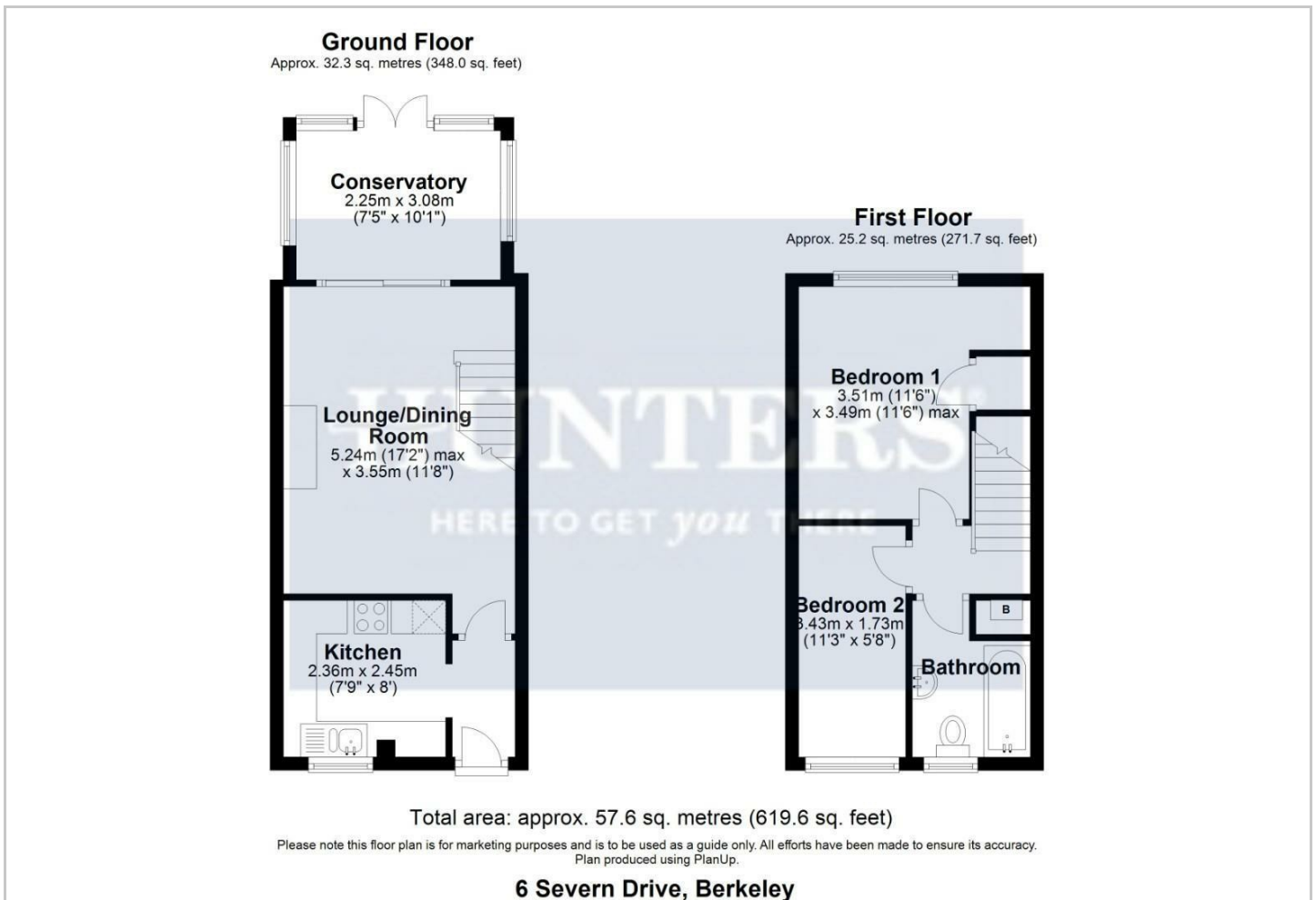
## Hybrid Map



## Terrain Map



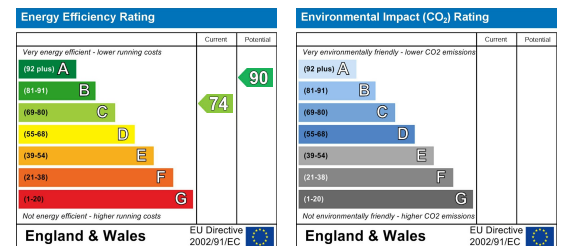
## Floor Plan



## 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.