

# HUNTERS<sup>®</sup>

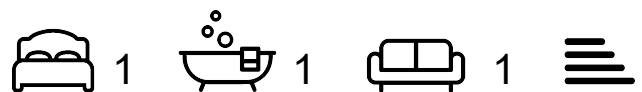
HERE TO GET *you* THERE



## 59 Berkeley Vale Park

Berkeley, GL13 9TQ

Guide Price £115,000



Council Tax: A



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## Entrance Lobby

Via glazed door, laminate flooring, radiator, part wood clad walling, storage cupboard, doors to;

## Double Bedroom

12'9" x 11'8" (3.90 x 3.58)

Window to side aspects, laminate flooring, sliding door wardrobes, part wood clad walling, exposed timber beams to ceiling.

## Bathroom

6'3" x 5'6" (1.92 x 1.69)

Window to side aspect, tiled flooring, walk-in double shower cubicle with Triton shower, pedestal wash hand basin, wc, part tiled and wood clad walling.

## Kitchen Area/Dining Area

24'5" narrow to 20'3" x 12'4" (7.45 narrow to 6.18 x 3.78)

Window to side aspects, range of modern kitchen units with work-surfaces, stainless steel sink unit with mixer tap, inset hob with extractor over, integral fridge/freezer, integral oven, radiator, cupboard with pull out larder housing Worcester boiler, laminate flooring, opening into;

## Living Area

Bay window to front aspect, window to side aspect, door to garden, laminate flooring, radiator, exposed timber ceiling.

## Outside

Outside you will find a decked stepped area leading to the rear door. There is a patio area which is enclosed by fencing, with feature pergola

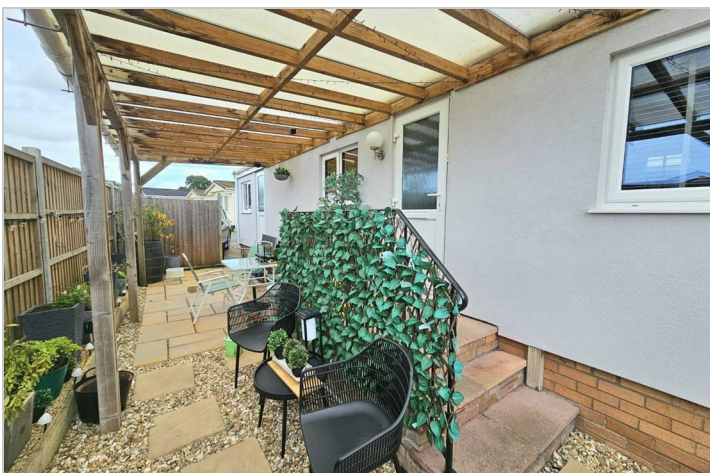
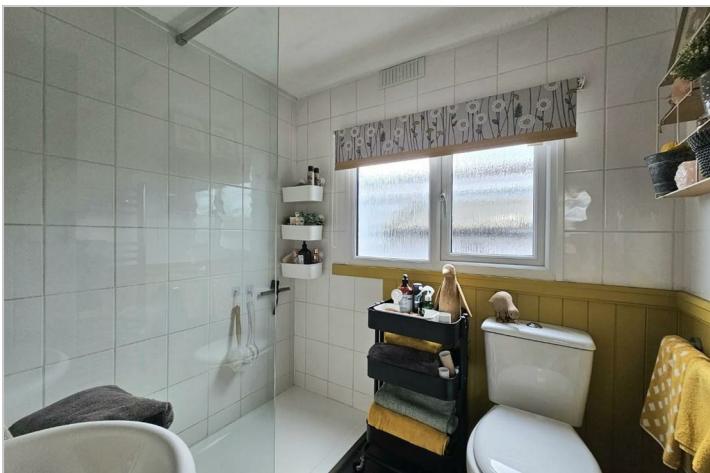
area with front and rear gates leading to the paved parking for one car with further shingle area and lawned area with shrubs.

- Spacious Park Home
- Upgraded by the Current Vendor
- One Generous Double Bedroom with Fitted Wardrobes
- Open Plan Kitchen/Dining/Living Area
- Shower Room with Double Shower Cubicle
- Off Street Parking for One Car
- Pretty Private Garden
- Front, Rear and Side Gardens
- Viewing Essential

A beautifully presented park home which has been upgraded throughout by the current vendor, found on the popular Berkeley Vale Park in the historic market town of Berkeley. Formerly a two bedroom home which now offers one generous double bedroom the home has undergone a substantial transformation. On entering the home you are met by an entrance lobby that leads to the generous double bedroom with windows to both sides with a range of fitted wardrobes with sliding doors with exposed timber framed ceiling. The bathroom has a double walk-in shower, pedestal wash hand basin, wc and chrome heated towel rail. From the lobby you are met by the modern fitted kitchen/breakfast room which opens into the lounge area. The kitchen has a range of modern kitchen units with work-surfaces incorporating a stainless steel sink unit with mixer tap, inset hob with extractor over, integral fridge/freezer, integral oven and radiator. There is also a cupboard with handy pull out larder unit with shelving and space for the Worcester gas boiler. The lounge area has a bay window to the front with a window and door leading to the garden. The kitchen and lounge also have a lovely exposed timber ceiling with lighting. Modern laminate flooring and tiling are throughout the home with wood clad walling.

Outside the home has a great outdoor space which is enclosed by fencing with gate to front and rear. There is a patio area with decked steps leading to the rear door. The pergola with lighting offers a secluded spot to entertain. The home also has allocated, paved, parking for one car.

Berkeley Vale Park, is a residential park home situated on the outskirts of the historic town of Berkeley, Gloucestershire. The Park is in a peaceful rural location. Residents are 50 years or over. The park does not accept children or dogs. The property is leasehold with a monthly maintenance charge payable of approximately £177.92.



## 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.