

HUNTERS®

HERE TO GET *you* THERE



8 Fitzhardinge Way

Berkeley, Glos, GL13 9EG

Asking Price £250,000



Council Tax: B



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Canopy Entrance Porch

Via part glazed front door to entrance hall.

Kitchen

8'0" x 7'8" (2.44m x 2.34m)

Fitted with a range of modern wall and base units with work-surfaces over. Built in double oven and hob unit with extractor over, stainless steel sink and drainer unit, integrated dishwasher, fridge and freezer, inset ceiling spotlights and window to front.

Living Room/Dining Room

15'1" x 11'9" (4.61m x 3.59m)

With French doors to garden, radiator and stairs to first floor landing.

First Floor Landing

From the living room stairs lead to first floor landing with airing cupboard and doors to;

Bedroom One

11'10" x 8'6" widening to 11'10" (3.61m x 2.59m widening to 3.61m)

Window to rear, built in cupboard, radiator.

Bedroom Two

11'4" x 5'8" (3.45m x 1.73m)

Window to front, radiator.

Family Bathroom

Fitted with a white suite comprising p-shaped bath with shower over and glazed shower screen, part tiled walls, WC, wash hand basin, frosted window, inset ceiling spotlights, chrome heated towel rail.

Outside

To the front of the property is a brick paved driveway leading to garage. There is a pathway and steps leading to the front of the property with patio area and a further path leading to the rear of the property.

The rear garden is enclosed with fence boundaries with patio seating area and steps leading up to a lawned area with shingle borders.

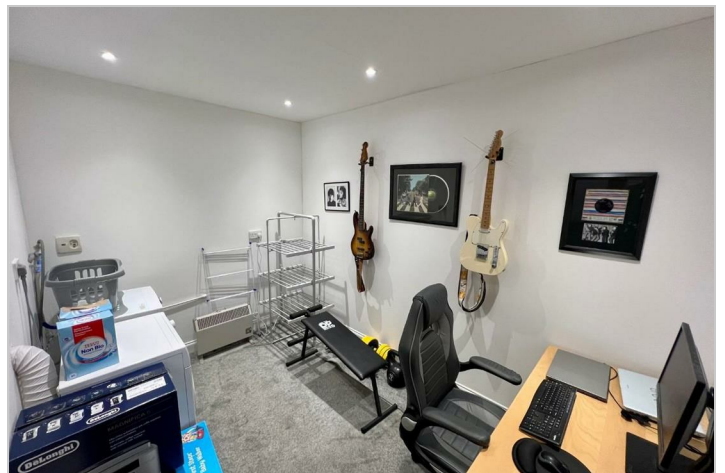
Garage

With up and over door. The current vendors have converted part of the garage to a useful utility/office space with power and light and plumbing for washing machine.

Found in the historic Castle Town of Berkeley this two bedroom semi-detached property is located in Fitzhardinge Way close to the all amenities in the town centre. Briefly the accommodation on the ground floor comprises entrance hall, modern fitted kitchen and spacious living/dining room with French doors to garden and on the first floor two bedrooms and family bathroom. The current vendors have converted part of the garage and are using the space as a useful utility room/office. Outside are enclosed private rear gardens and parking to the front.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and coffee shops 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.

- Semi-Detached Property
- Quiet Location Close to All Amenities
- Two Bedrooms
- Family Bathroom
- Fitted Kitchen
- Living/Dining Room With French Doors to Garden
- Useful Utility/Office Space
- Enclosed Rear Gardens



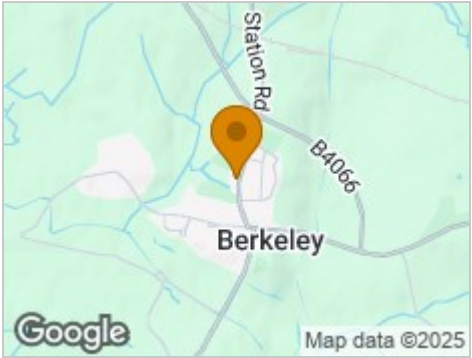
Road Map



Hybrid Map



Terrain Map



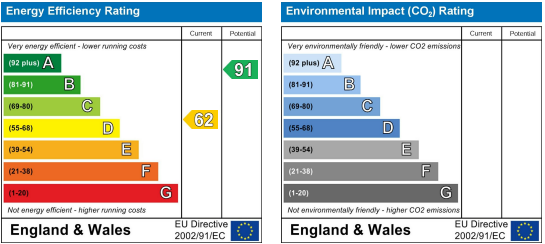
Floor Plan



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.