

HUNTERS®

HERE TO GET *you* THERE



12a Berkeley Vale Park

Berkeley, GL13 9TG

£100,000



Council Tax: A



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Entrance Hallway

Via part glazed door, radiator, storage cupboard, doors to;

Lounge

19'10 x 10'8 (6.05m x 3.25m)

Dual aspect windows, feature fireplace with electric fire, radiator, door to;

Kitchen/Breakfast Room

20'11 x 8'3 (6.38m x 2.51m)

Door to rear of home, dual aspect windows, range of wall and base units with work-surfaces with tiled splash-backs, sink unit with mixer tap, two storage cupboards, spaces for fridge/freezer, dishwasher (by negotiation), fitted oven and hob, floor-standing oil boiler, radiator, door to hallway.

Bedroom One

10'8 to wardrobes x 9'5 (3.25m to wardrobes x 2.87m)

Dual aspect windows, radiator, range of fitted bedroom furniture.

Bedroom Two

9'6 x 6'11 (2.90m x 2.11m)

Window to side aspect, range of fitted bedroom furniture, radiator.

Bathroom/Wet-Room

7'6 x 5'6 (2.29m x 1.68m)

Window to rear aspect, radiator, pedestal wash hand basin, wc, extractor fan, shower with handrails and shower curtain.

Outside

The gardens of the home have a lawned area,

various patio areas to enjoy the day, two small storage out-buildings, oil tank, steps leading to the front door with a further enclosed patio area with outside tap and storage shed.

Garage

The current vendor rents a garage found en-bloc to the rear of the property along-side the resident parking area. This will be discussed with the park owner once a new owner is located.

Agents Note

Ground Rent is £217.37 per month. The fee is reviewed annually in January and includes clean water charge.

No dogs are allowed on the Park.

The site is for occupiers over the age of 50 years.

A pleasantly situated park home found on the popular Berkeley Vale Park in the historic castle town of Berkeley, offered for sale with no onward chain. On entering the property you are met by a hallway which leads to the good size lounge giving access to the fitted kitchen/breakfast area with door leading to the parking area. There are two good size bedrooms, both with a range of fitted bedroom furniture and a bathroom/wet-room with shower. Outside the home has various seating areas to enjoy the day along with storage and patio areas. The current vendor also rents a garage which is situated in the residents car park to the front of the property.

Berkeley Vale Park, is a residential park home situated on the outskirts of the historic castle 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 £217.37.

- Offered for Sale with No Onward Chain
- Generous, Well Presented Park Home
- Good Size Lounge
- Fitted Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom/Wetroom
- Pleasant Gardens
- Oil Central Heating
- Park Home for Over 50's



Road Map



Hybrid Map



Terrain Map



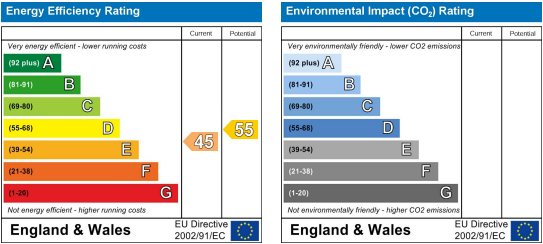
Floor Plan



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.