

HUNTERS®

HERE TO GET *you* THERE



31 Canon Park

Berkeley, GL13 9DF

Asking Price £240,000



Council Tax: B



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Entrance Porch

4'11 x 3'7 (1.50m x 1.09m)

Via glazed door into entrance porch with radiator, storage cupboard containing gas boiler and door to:

Kitchen

13'5 x 7'8 (4.09m x 2.34m)

Fitted with a range of Howdens wall and base units with work surfaces over, induction hob, built-in oven with extractor over, integrated fridge/freezer, space for washing machine, sink and drainer unit, window to front.

Living/Dining Room

23'1 x 13'3 (7.04m x 4.04m)

Laminate flooring, sliding door to garden, two radiators, stairs leading to first floor landing.

First Floor Landing

From the living/dining room stairs lead to first floor landing with doors to:

Bedroom One

15'1 x 13'3 (4.60m x 4.04m)

Window to rear, radiator.

Bedroom Two

7'6 x 12'9 (2.29m x 3.89m)

Window to front, radiator.

Shower Room

8' x 4'10 (2.44m x 1.47m)

Fitted with a modern suite comprising WC, wash hand basin, shower cubicle, frosted window to front.

Outside

The front is laid to lawn with path leading to front door.

The rear garden is laid to patio with fenced boundaries and rear gated access leading to the detached single garage.

Garage

With up and over door and personal door to garden.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

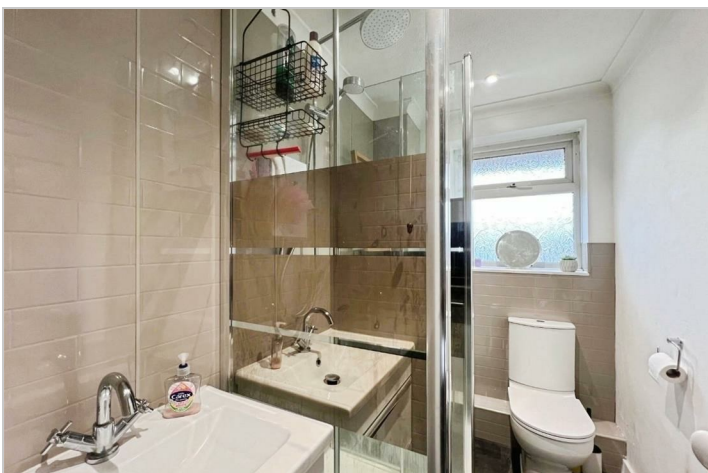
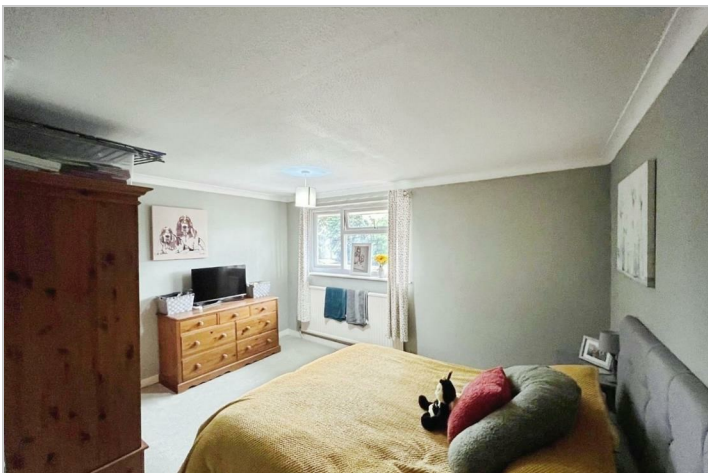
A charming two-bedroom mid-terrace house located in the heart of Berkeley, opposite the playing fields. The property features a porch to the front leading into an upgraded kitchen, and a spacious lounge/dining room. To the rear is a patio garden, garage, and parking space.

Upstairs, there are two good-sized bedrooms, a shower room, and an airing cupboard. The main bedroom offers the potential to be split with a stud wall, creating a third bedroom if desired.

This home offers a great central location, convenient for local amenities and the community, while providing scope to adapt and expand to suit your needs.

Berkeley offers a wide range of amenities with doctors surgery, primary school, local 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.

- Two-bedroom mid-terrace house in the heart of Berkeley, opposite the playing fields
 - Spacious lounge/dining room
 - Garage and parking space
- Potential to create a third bedroom by adding a stud wall in the main bedroom
- Porch to the front leading into an upgraded kitchen
 - Patio garden to the rear
- Two good-sized bedrooms, shower room, and airing cupboard
- Central location, convenient for local amenities and community



Road Map



Hybrid Map



Terrain Map



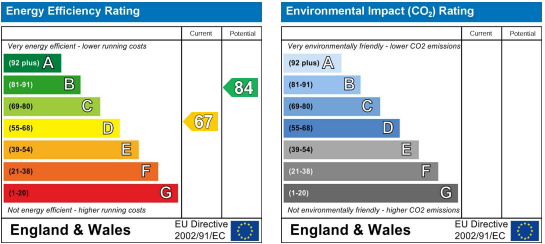
Floor Plan



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.