

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Salter Street

Berkeley, GL13 9DB

Offers In The Region Of £340,000



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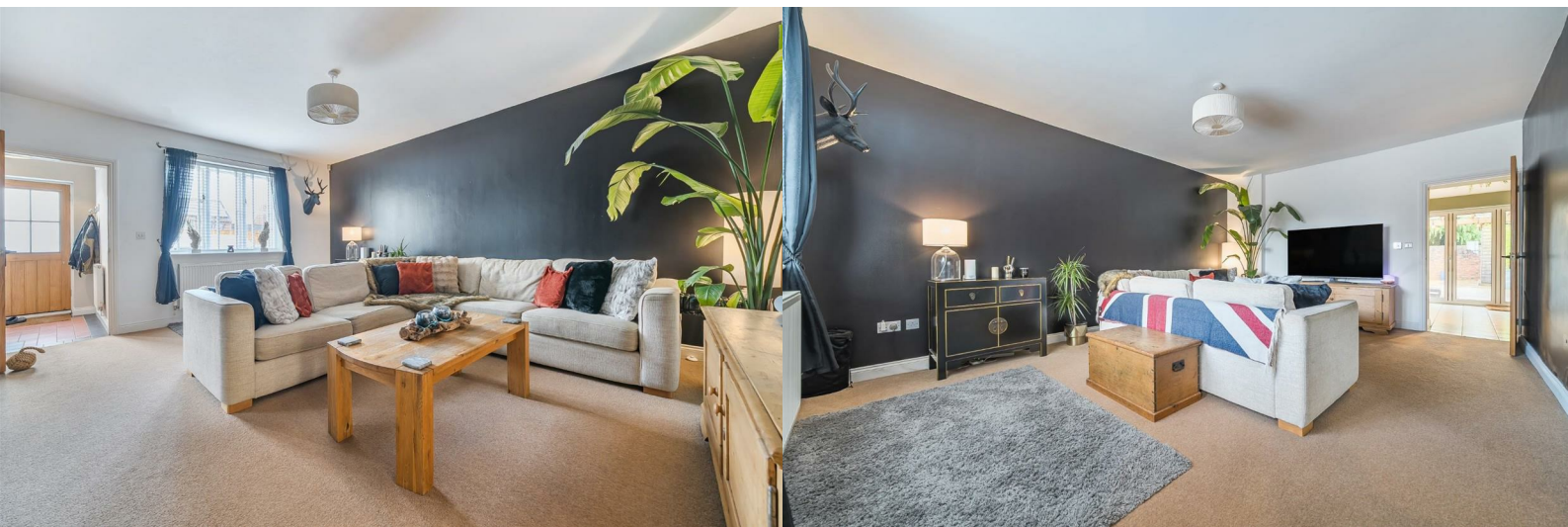


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C

Council Tax: B





# 42b Salter Street

Berkeley, GL13 9DB

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## Ground Floor Accommodation

### Entrance Hallway

Via wood and glazed front door, stairs to first floor, radiator, ornate terracotta tiled flooring, wooden door leading to;

### Sitting Room

Multi paned window to front aspect, radiator, high ceiling, door to;

### Kitchen/Breakfast Room

Bi-fold doors leading to the rear garden, range of wall and base units with granite work-surfaces with upstands, integral fridge/freezer, Smeg gas hob with oven with extractor over, sink with mixer tap, Smeg dish-washer, integral Bosch washing-machine, radiator, Worcester gas boiler, ceiling spot-lights, original wooden door to;

### Shower Room

Fully tiled, walk-in shower cubicle with gas powered shower, wc, wash hand basin with drawer unit below, heated touch screen mirror, tiled flooring, mostly tiled walls, chrome heated towel rail, extractor fan.

## First Floor Accommodation

### Landing Area

Access to;

### Bedroom

Multi paned window to rear aspect, radiator.

### Bedroom

Multi paned window to rear aspect, radiator, access to loft space which is fully boarded with ladder, electric and power.

## Bedroom

Multi paned window to front aspect, radiator.

## Cloakroom

Tiled flooring, saniflo wc, wash hand basin with cupboard below, heated touch mirror, extractor fan, chrome heated towel rail.

## Outside

### Front

The property is approached via a private shared driveway from Salter Street. No 42b has allocated parking for two cars.

### Rear Garden

A well presented rear garden with decked area with pergola and hot tub, patio area, enclosed by brick walling and fencing, two galvanised cattle trough planters, outside lighting and wall sockets.

**\*INTERNAL VIEWING ESSENTIAL\*** This unique and beautifully presented, mid terraced period property, is found at the heart of the historic market town of Berkeley, tucked away down a private driveway leading to just a few cottages.

As you enter, you are greeted by a welcoming entrance hallway that leads to a generous sitting room with high ceiling, perfect for relaxation and entertaining. The fitted kitchen/breakfast room is a standout feature, offering a wonderful space for culinary pursuits and casual dining with bi-fold doors leading to the garden. Additionally, the contemporary downstairs shower room, complete with a walk-in shower cubicle, adds a modern touch to this period home.

The first floor houses three comfortable bedrooms, complemented by a further cloakroom for added convenience. The high ceilings and multi-paned windows throughout the property enhance its character and charm, creating a bright and airy atmosphere.

Outside, the well-tended rear garden is a great outside space, featuring a pretty pergola area with lighting with a hot tub, ideal for unwinding after a long day. The patio area provides a perfect spot for al fresco dining or enjoying the sunshine, while the wooden storage/garden shed offers practical solutions for garden tools and equipment.

With off street parking for two vehicles to the front, this property combines convenience with a tucked-away location with easy access to all that Berkeley offers. This home is a rare find in Berkeley, offering a blend of period elegance and modern living. Do not miss the chance to make this exceptional property your own.

Berkeley offers a wide range of amenities with doctors surgery, primary school, local 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 cities of Bristol, Gloucester, Cheltenham and Bath.



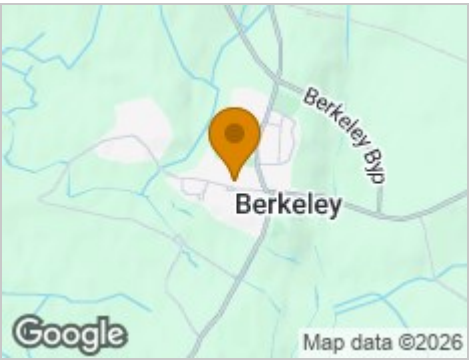
Road Map



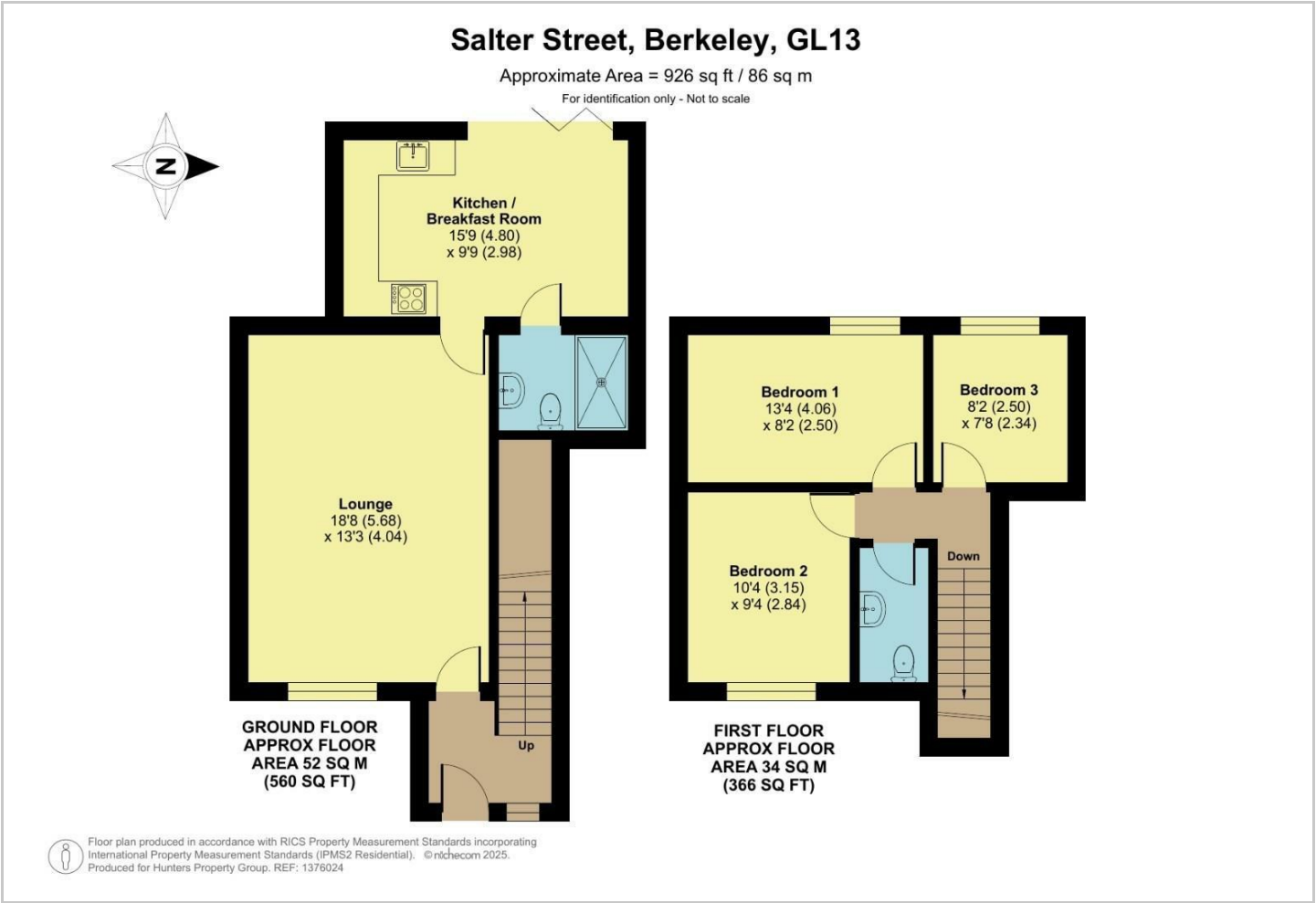
Hybrid Map



Terrain Map



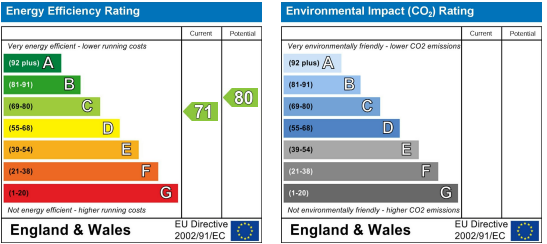
Floor Plan



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.