

HUNTERS®

HERE TO GET *you* THERE



19 Canon Park

Berkeley, GL13 9DF

£345,000



Council Tax: D



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Entrance Hallway

Via part glazed door, radiator, doors to:

Kitchen

Window to front aspect overlooking the cul-de-sac, range of wall and base units with work-surfaces and carousel units, stainless steel sink unit with mixer tap, tiled splash-back, free-standing washing machine, free-standing oven with gas hob, radiator, integral fridge/freezer, window to side aspect.

Lounge

Window to front aspect, radiator, stone fireplace with real flame gas fire on hearth, window to side aspect, further radiator, door to:

Inner Hallway

Access to loft space, airing cupboard with tank and shelving.

Bedroom

Window to side aspect, radiator, fitted cupboard.

Bathroom

Window to side aspect, wc, pedestal wash hand basin, corner shower cubicle with Mira shower with fully tiled walls, radiator.

Bedroom

Window to rear aspect overlooking rear garden, fitted wardrobes with hanging rail and shelf area, radiator.

Dining Room/Bedroom

Patio doors to garden, radiator.

Outside

Front Garden

Open plan front garden with lawned area with various plants and shrubs, driveway parking for four cars leading to the garage, gated side access down side path, outside tap, step to front door.

Garage

Metal up and over door, personnel door to front, personnel door to rear garden, power and light.

Rear Garden

An established rear garden with patio area, garden shed, step to lawned area, various plants and shrubs, enclosed by fencing, gated access leading to the front.

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.

Located in a cul-de-sac position in the historic market town of Berkeley, this spacious, detached bungalow offers a perfect blend of comfort and convenience. The entrance hallway welcomes you into a well-designed layout, featuring a good-sized fitted kitchen that caters to all your culinary needs.

The lounge, which overlooks the front of the property, provides a bright and airy space to unwind, while the main bedroom offers a peaceful retreat with views of the well-established rear garden. There is a further bedroom and separate dining room which could easily serve as a third bedroom, complete with patio doors that lead directly to the garden, allowing for seamless indoor-outdoor living.

The bathroom is equipped with a modern shower cubicle, ensuring convenience. Outside, the bungalow boasts a generous front garden and a driveway that accommodates parking for up to four vehicles, along with an oversized garage for additional storage or workshop space.

The established rear garden has a lovely patio area perfect for al fresco dining, a garden shed for your gardening tools, and generous lawned area. This delightful bungalow is not only a comfortable home but also a wonderful opportunity to enjoy a peaceful lifestyle in a sought-after location. Offered for sale with no onward chain.

Berkeley is a historic castle town with a range of day to day retailers, doctors surgery, public houses and primary school. Dursley town is a short drive away and has a larger range of shops, supermarkets, leisure centre/swimming pool, doctors, dentists and Rednock Secondary school. There is excellent access to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam providing links to London (Paddington) via Gloucester.

- Spacious Detached Bungalow
 - Entrance Hallway
 - Main Bedroom Overlooking the Rear Garden
 - Shower Room
 - Over-Sized Garage and Generous Rear Garden
- Cul-De-Sac Location
 - Fitted Kitchen and Generous Lounge
 - Second Bedroom and Dining Room/Third Bedroom with Patio Doors to Garden
 - Established Front Garden with Driveway Parking
 - Offered for Sale with No Onward Chain



Road Map



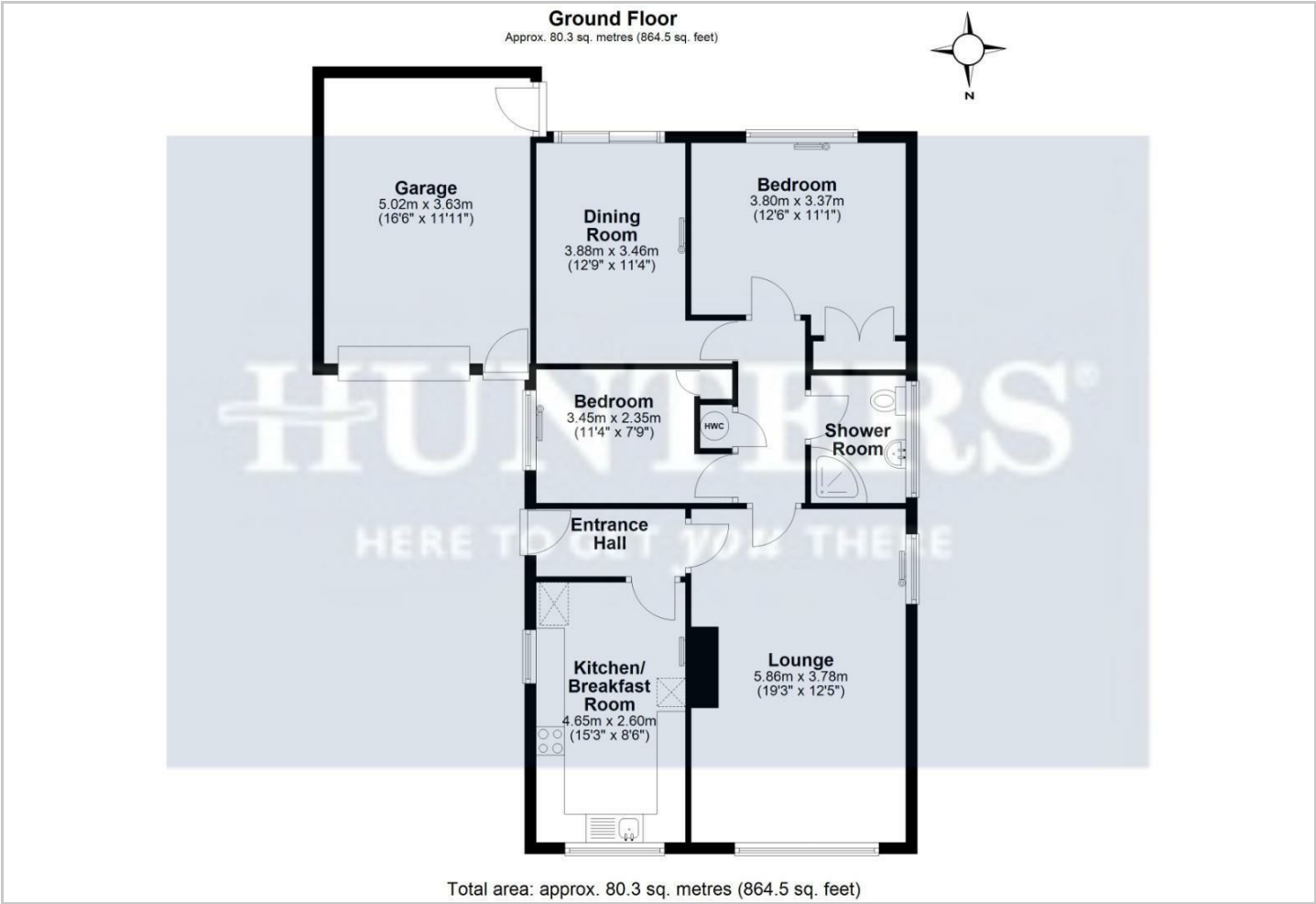
Hybrid Map



Terrain Map



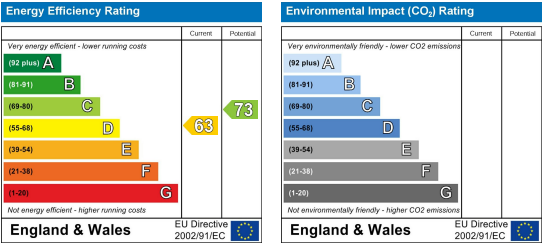
Floor Plan



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.