



Beautifully Presented Throughout  
2 Bedroom Semi-Detached Home  
Fitzhardinge Way, Berkeley, GL13

Guide Price £250,000  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)





MODERN SEMI-DETACHED FAMILY HOME | BEAUTIFULLY PRESENTED THROUGHOUT | TWO BEDROOMS  
SPACIOUS LOUNGE | STYLISH KITCHEN WITH INTEGRAL APPLIANCES | GAS CENTRAL HEATING | DRIVEWAY PARKING  
EPC RATING: D | DOUBLE GLAZING | LOW MAINTENANCE REAR GARDEN | CONVERTED OFFICE SPACE TO REAR OF GARAGE

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## Fitzhardinge Way, Berkeley, GL13

Tucked away in a sought-after residential spot within the charming town of Berkeley, this beautifully presented two-bedroom semi-detached home is a perfect blend of comfort, modern living, and versatility.

With a contemporary finish throughout, the property offers a warm and welcoming interior. The heart of the home is an immaculate kitchen, thoughtfully laid out with sleek cabinetry, quality integrated appliances (including cooker, hob, extractor and microwave), and stylish worktops, ideal for those who enjoy cooking in a bright and functional space.

The reception room makes for a lovely lounge/diner and is filled with natural light and offers a seamless connection to the rear garden through French doors, perfect for entertaining, relaxing, or simply enjoying the outdoors from the comfort of your sofa.

Upstairs, the home comprises two bedrooms, both well-proportioned and tastefully finished. The main bedroom benefits from a generous footprint, while the second bedroom is ideal as a guest room, nursery, or home office. The family bathroom benefits from an 'L' shape bath with glass screen and shower above.

A standout feature of this home is the garage conversion, which has created a fantastic additional space currently used as a home office. Whether you're remote working or need a creative retreat, this flexible room delivers valuable extra functionality.

The rear garden is tiered and low maintenance, offering a private, sunny spot to unwind or entertain.

Positioned in a quiet cul-de-sac with driveway parking and easy access to local amenities, countryside walks, and commuter routes, this property is the ideal first-time buy, investment, or downsize opportunity.

EPC Rating: D

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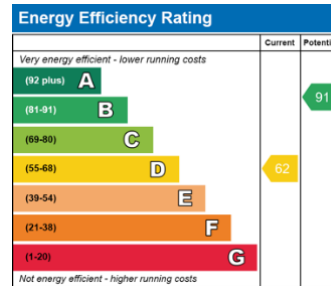


# USEFUL INFORMATION

**Local authority:** Stroud District Council

**Council Tax Band:** B (£1,907.14)

**EPC Rating:** D



## BROADBAND & TELEPHONE

**Broadband: (Highest available speeds – Download / Upload)**

Standard: 17Mbps / 1Mbps

Superfast: 18Mbps / 20Mbps

Ultrafast: 1000Mbps / 1000Mbps

**Mobile Telephone:**

EE, Three, O2, Vodafone. (some limited indoor coverage)

For more information, visit <https://checker.ofcom.org.uk>

## UTILITIES

**Electricity:** Mains Supply

**Gas:** Mains Supply

**Water:** Mains Supply

**Sewerage:** Mains Supply

## VIEWINGS

**Viewings are available by appointment only.**

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk)



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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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# Fitzhardinge Way, Berkeley, GL13

Approximate Area = 546 sq ft / 50.7 sq m

Garage = 42 sq ft / 3.9 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 678 sq ft / 63 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.  
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