

25 Berkeley Vale Park, Berkeley,  
GL13 9TG

Price Guide  
**£87,500**



Refurbished park home with open plan living space and presented to a good standard, having fitted kitchen with built in appliances, double bedroom with built in wardrobe, newly installed bathroom with shower, storage and new boiler, low maintenance garden with pathway and raised outdoor balcony area, utility shed with built in appliances and plumbing, double glazing. The unit benefits from LPG central heating, and close to parking area. A viewing is highly recommended to appreciated.

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propertymark

# 25 Berkeley Vale Park, Berkeley, GL13 9TG

## SITUATION

This newly renovated Park Home is well positioned close to parking facilities on the popular Berkeley Vale Park, which is on the outskirts of the town. The historic town of Berkeley has a range of facilities including local shops, public houses and primary school. Berkeley is famous for its historic Castle and Edward Jenner Museum. The town itself is well placed for travel throughout the South West via the nearby A38 and M5/M4 motorway network.

## DESCRIPTION

Having been recently renovated, this modern park home is ready to move in to. A single unit having one bedroom is well proportioned throughout and sits on a comfortable plot close to the car park, having with an open plan living /dining aspect, and is presented to a good standard. The kitchen has integrated appliances and has a range of units. The lounge area is to the front with dual aspect window & door offering a light and airy feel. The double bedroom has a built in wardrobe with sliding doors, and there is a newly fitted bathroom with shower. The open plan living space offers excellent living space with dual aspect windows, and hallway with door opening out onto a raised balcony area and leads to the low maintenance garden with sitting areas, a pathway leads towards the brick utility shed with plumbing and built in appliance. The unit benefits from LPG central heating, double glazing, and new gas boiler.

## DIRECTIONS

On approaching the town of Berkeley from the A38, continue straight across the roundabout passing Berkeley Castle on the left hand side and continue into the town. Instead of bearing right by the Town Hall, continue straight ahead into Salter Street and continue onto Lynch Road. Proceed for approximately three quarters of a mile and turn right into Hook Street. There is adequate parking provided for visitors and overflow before you enter The Park. Entering The Park through the second entrance, no. 25 can be found a short distance along the first right hand pathway on the left hand side.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide). This newly renovated Park Home is well positioned on the popular Berkeley Vale Park, which is on the outskirts of the town. The historic town of Berkeley has a range of facilities including local shops, public houses and primary school. Berkeley is famous for its historic Castle and Edward Jenner Museum. The town itself is well placed for travel throughout the South West via the nearby A38 and M5/M4 motorway network.

## HALLWAY

Having UPVC door leading to entrance hallway with built in storage cupboard, radiator and double glazed window to side, leading to;

## BEDROOM 2.91m x 2.33m (9'6" x 7'7")

Well proportioned room with window to the rear, spacious built in double wardrobe with sliding doors and radiator.

## BATHROOM

Modern white suite, comprising: bath with shower over, wc and vanity wash basin with storage under, mirror and shelving, contemporary clad walls and double glazed window to side.

## OPEN PLAN KITCHEN/DINING/LOUNGE

## KITCHEN AREA 2.93m x 2.61m (9'7" x 8'6")

Having shaker style units with worktop and upstand, stainless steel sink and drainer with mixer tap, built in single oven with 4 burner gas hob with extractor over, built in fridge, newly installed boiler, radiator, space for dining area and dual aspect double glazed windows to sides providing a light and airy feel.

## LOUNGE AREA 3.08m x 2.91m (10'1" x 9'6")

Cosy space with full access to living space with dining and kitchen area to the side, making this open plan area a great living and entertaining space. A bright feel throughout as offered with good size double glazed window to front and double glazed window and door to side. radiator, wall and ceiling lighting and carpet.

## EXTERNALLY

The property offers good external space with pathway leading to the front door having steps and balcony for outside entertaining. A lawn area and further pathway leads to a second sitting area with low level wall and privacy trees at the rear. A brick utility shed can be found to the side, with built in wall and base units, plumbing and includes washing machine, lighting and power.

## AGENTS NOTES

Ground Rent is £161.00 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.

Bottled Gas Central Heating

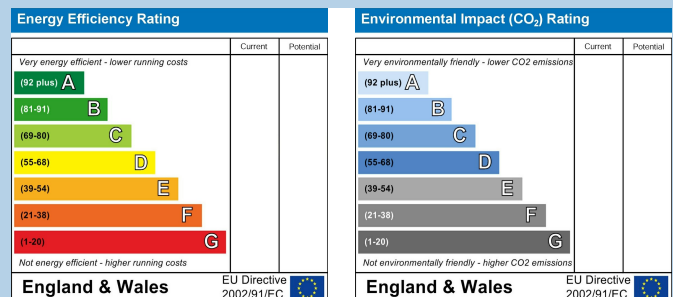
Council Tax Band: 'A' (£1,481.87payable)

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.



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