

91 Berkeley Vale Park, Berkeley,  
GL13 9TQ

Offers In The Region Of  
**£69,000**



**Double Bedroom Unit.**

Pleasantly situated on corner plot with surrounding gardens and paved parking space.

Popular residential park home for over 50's.

Double glazed entrance porch leading into hallway, lounge, kitchen/breakfast area, double bedroom, bathroom, bottled gas central heating, block built storage shed with power.

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propertymark

# 91 Berkeley Vale Park, Berkeley, GL13 9TQ

## SITUATION

This well situated residential mobile home is located on the outskirts of the historic town of Berkeley which is famous for its Jenner Museum and Castle and provides a number of local shops, library and Marybrook Medical Centre. There are a range of country walks including the nearby Deer Park and Berkeley Vale countryside. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

On approaching the town from the A38 continue straight across at the roundabout passing Berkeley Castle on the left hand side. Continue and as the road bears round to the right, bear left into Salter Street and continue through Salter Street to Lynch Road. Proceed for approximately three quarters of a mile turning into Hook Street and immediately right into Berkeley Vale. Continue, taking the left hand bend and keep left and number 91 will be seen on the right hand side towards the garages.

## 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).

## ENCLOSED ENTRANCE PORCH

With double glazed front door and window, opening leading into:

## HALLWAY

With storage cupboard.

## LOUNGE 3.58m x 3.28m (11'8" x 10'9")

With two double glazed windows, radiator, contemporary electric fire with surround, display alcove, double glazed door, heating thermostat, radiator.

## KITCHEN/BREAKFAST ROOM 3.61m x 2.74m (11'10" x 8'11")

Fitted with a range of floor units, drawers and pantry cupboard, built in fan assisted electric oven with four burner induction hob over, stainless steel sink unit, work tops, extractor fan, two double glazed windows overlooking the garden, radiator, cupboard containing Worcester combination boiler providing central heating and hot water, central heating control panel.

## BEDROOM 3.58m x 2.24m (11'8" x 7'4")

Double glazed window, telephone point, radiator, coving to ceiling.

## BATHROOM

Fitted with panelled bath with shower tap fitting, pedestal wash hand basin and low level wc, cladding to walls, and double glazed window.

## OUTSIDE

The gardens surround the home and are laid to lawn, vegetable garden and fruit trees and there is a paved parking area. Storage shed houses washing machine and tumble dryer, a further shed and greenhouse are included in the sale.

## AGENT'S NOTE

There are no dogs allowed on the site. The site is for occupiers from the age of 50 years. Current ground rent payable £154.66 from January 2023, per calendar month, including clean water supply. Council Tax Band A (£1, 415.80 payable).

## 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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