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42 Salter Street, Berkeley,  
GL13 9DB

Price Guide  
£635,000



SUBSTANTIAL HOME IN PRIME LOCATION WITH AMPLE DRIVEWAY PARKING, WITHIN SHORT LEVEL WALKING DISTANCE OF TOWN CENTRE AND AMENITIES, 218 M<sup>2</sup> / 2,300 SQ FT INTERNALLY, GRADE II LISTED, FOUR DOUBLE BEDROOMS WITH POTENTIAL FOR 5TH (STTP), SPACIOUS BATHROOM PLUS TWO EN-SUITES, ABUNDANCE OF CHARACTER FEATURES INCLUDING ORIGINAL DOORS AND FLOORS, PICTURE RAILS AND HIGH CEILINGS, GARDENS TO SIDE WITH PLEASANT SEATING AREAS, BASEMENT/CELLAR. THIS IS A ONE OF A KIND PROPERTY IN AN ENVIABLE LOCATION, ENERGY RATING: D.

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# 42 Salter Street, Berkeley, GL13 9DB

## SITUATION

This characterful home is situated in a superb position within close proximity of the centre of this historic town. Berkeley has a range of shops along with primary school and doctor's surgery. The property is close to the Castle and the Jenner museum. Berkeley is well placed for travelling throughout the south west via the A38 and M5/M4 motorway network, bringing the larger centres of Bristol, Gloucester and Cheltenham within easy commuting distance. The nearby village of Cam has a 'Park and Ride' railway station with onward connections to the National Rail network.

## DIRECTIONS

Berkeley is located between junctions 13 and 14 of the M5 motorway. If travelling in a southerly direction along the A38, continue until the Berkeley Heath Motors petrol station on your right hand side, then take the right hand turning onto the B4066, continue along this road passing Cattle Country on your right hand side, and upon the next roundabout take the first exit to continue into Berkeley passing the Castle on your left hand side, upon entering the town take the left hand turning onto Salter Street, continue for 180 metres and the property will be located on the right hand side, opposite a small green.

## DESCRIPTION

This end terraced Grade II listed property has been in the same ownership since 2009 and has been extensively updated and modernised by the current owners. Vast updates and improvements have been made to the property whilst still retaining the original character and feel of the property, offering a fine balance of tasteful modernisation and a testament to the property dating back to the early 19th Century. The property briefly comprises; spacious entrance hallway, dining room, living room, kitchen, bedroom with en-suite and access to cellar on the lower level. On the first floor, there is a spacious landing, four double bedrooms and large bathroom. There is a top floor store room which offers the potential for a 5th bedroom (STTP). Externally, there are gardens to side offering a good degree of privacy with pleasant seating areas and greenery with ample driveway parking directly to the front of the property.

## 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).

## ENTRANCE HALLWAY

Wooden front door, stairs to first floor, wooden flooring, radiator, door to cellar.

## LIVING ROOM 6.13m x 4.46m (20'1" x 14'7")

Secondary glazed window to front, two radiators, woodburner, door to side.

## DINING ROOM 4.46m x 4.40m (14'7" x 14'5")

Secondary glazed window to front, radiator, woodburner.

## KITCHEN 4.48m x 2.85m (14'8" x 9'4")

Fitted kitchen with base and wall units, stone work surfaces over, space for American fridge freezer, gas range cooker with hood over, under counter lighting, integrated dishwasher, sunken Belfast sink with instant hot water heater, waste disposal unit, gas boiler in cupboard, secondary glazed window to side, under floor heating.

## BEDROOM FOUR 4.36m narrowing to 2.68m x 3.41m (14'3" narrowing to 8'9" x 11'2")

Single glazed window to rear, radiator, door to:

## EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level wc, wall mounted wash hand basin.

## CELLAR 4.32m x 4.31m (14'2" x 14'1")

With light, power and water.

## ON THE FIRST FLOOR

## LANDING

Secondary glazed window to front, radiator, three storage cupboards, stairs to store room with further stairs to loft space.

## BEDROOM ONE 4.53m x 4.38m (14'10" x 14'4")

Single glazed window to side, secondary glazed window to front, feature fireplace, radiator, door to bathroom.

## BEDROOM TWO 4.47m x 4.46m (14'7" x 14'7")

Secondary glazed window to front, feature fireplace, radiator.

## BEDROOM THREE 4.24m x 3.32m (13'10" x 10'10")

Single glazed window to side, radiator, dressing area with storage cupboard, door to:

## EN-SUITE SHOWER ROOM

Shower cubicle with electric shower, low level wc, wash hand basin with pedestal, radiator.

## BATHROOM

(Jack and Jill bathroom with door to bedroom one and landing). Freestanding bath with shower off tap, separate walk-in shower

with mixer, vanity wash hand basin, low level wc, single glazed window to side and rear, heated towel rail, storage cupboard with space and plumbing for washing machine, under floor heating.

## ON THE TOP FLOOR

## OFFICE/STORE ROOM 3.46m (max) x 2.94m (max) (11'4" (max) x 9'7" (max))

Secondary glazed window to rear.

## EXTERNALLY

To the front of the property there is a large tarmac driveway providing parking for 7/8 vehicles. Side gate leads to the garden which is flagstone patio and two wooden decked areas offering pleasant seating areas with shrubs, lean-to and a good degree of privacy. Further benefits include hot and cold taps, electric point, and storage shed.

## AGENT'S NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: E (£2,711.43 payable).

Grade II Listed.

The property has extensive ethernet (internet) connectivity and currently has Gigaclear fibre broadband.

## 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.

