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61 Oldminster Road, Sharpness, Berkeley,  
GL13 9UR

Asking Price  
**£320,000**



EXTENDED THREE BEDROOM PROPERTY WITH ELEVATED VIEWS, FANTASTIC KITCHEN/DINER, TWO FURTHER RECEPTION ROOMS OFFERING GREAT VERSATILITY, TWO COSY LOG BURNERS CREATING A WARM ATMOSPHERE, TWO DOUBLE BEDROOMS AND A GOOD SIZED SINGLE BEDROOM, FAMILY BATHROOM, ELEVATED GARDEN WITH MULTIPLE SHEDS, ENERGY RATING: D

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# 61 Oldminster Road, Sharpness, Berkeley, GL13 9UR

## SITUATION

The property occupies a superb elevated position on the edge of Sharpness, affording lovely views across to the hillsides beyond. The village has local facilities including: primary school, post office/mini-market, St Andrews Church and a public house. A wider range of facilities can be found in the nearby historic town of Berkeley which is famous for its Castle and Jenner museum.

## DIRECTIONS

From the A38, proceed towards Berkeley on the B4066. At the roundabout take the second exit on to the bypass. Carry on to the next roundabout taking the second exit. Continue until you see a turning to the right signposted Newtown/Sharpness. Proceed under the railway bridge and continue taking the first turning left into Oldminster Road. Number 61 can be found on the right hand side approximately half a mile down the road.

## DESCRIPTION

This property has been in the same ownership for a number of years and been extended at the rear creating a good sized kitchen/diner backing onto the garden with elevated views. The property also benefits from two wood burning stoves to create a warm and homely atmosphere. Having two living rooms is perfect for family life and offers versatile accommodation to fit a variety of requirements. On the first floor, are two good sized double bedrooms with feature fireplaces and a single bedroom along with a family bathroom.

## 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

Having tiled flooring, radiator, stairs to first floor, door leading to:

## SITTING ROOM 3.63m x 3.06m (11'10" x 10'0")

Having double glazed window. radiator, log burner.

## LOUNGE 4.71m x 3.60m (15'5" x 11'9")

Having fireplace with log burner, radiator, larder cupboard with double glazed window.

## CLOAKROOM

Low level WC, wash hand basin, radiator, double glazed window.

## KITCHEN/DINER 5.04m x 3.62m (16'6" x 11'10")

Having a range of wall and base units and breakfast bar, dishwasher, oven and grill with 5 ring gas hob with splashback, extractor fan, one and a half bowl sink with drainer, double glazed window, french doors, two velux windows, two vertical radiators, space for fridge freezer.

## LEAN-TO

Providing rear access and storage space.

## FIRST FLOOR LANDING

Having radiator, double glazed tall window, access to the loft which is boarded and has a loft ladder and velux window.

## BEDROOM ONE 3.80m x 3.36m (12'5" x 11'0")

Having radiator, feature fireplace, double glazed window.

## BEDROOM TWO 3.62m x 3.06m (11'10" x 10'0")

Having feature fireplace, double glazed window and radiator.

## BEDROOM THREE 2.17m x 2.26m (7'1" x 7'4")

Having radiator, double glazed window and boiler.

## FAMILY BATHROOM

Having low level WC, wash hand basin, bath with electric shower over, ladder radiator, double glazed window, tiled wall, built-in cupboard with oak accents, extractor fan.

## EXTERNALLY

To the side of the property is a double gate providing rear access, and there is an outdoor storage cupboard. The rear garden benefits from multiple shrubs and flowers with borders, good sized lawn, garden shed with lean-to storage with two further sheds, at the front is a sloping driveway for three cars and a front garden.

## AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: B (£1,676.21 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.

