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39 Lynch Road, Berkeley,
GL13 9TE

Asking Price
£260,000



OFFERED WITH NO ONWARD CHAIN, A DELIGHTFUL TWO BEDROOM PERIOD COTTAGE SET IN THE HISTORIC TOWN OF BERKELEY. CHARACTER PROPERTY WITH A WOOD BURNING STOVE IN THE LIVING ROOM, A MODERN KITCHEN, SPACIOUS BATHROOM, TWO FIRST FLOOR BEDROOMS, OFF ROAD PARKING AND A VERSATILE GARDEN. WE RECOMMEND VIEWING AT YOUR EARLIEST CONVENIENCE TO FULLY APPRECIATE THIS PROPERTY. ENERGY RATING: D

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39 Lynch Road, Berkeley, GL13 9TE

SITUATION

This delightful cottage is situated on the outskirts of Berkeley town centre. This town is famous for its Jenner Museum and Castle and provides a number of local retailers along with primary school. There are a number of country walks, including the Deer Park and the adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton-under-Edge and Thornbury have secondary schooling along with a wider range of shopping facilities and recreational facilities. Travelling to the larger centres of Gloucester, Bristol & Cheltenham is made accessible via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

Berkeley is approached from the A38 on the west side of the M5 between Gloucester and Bristol. From the A38, proceed towards the town centre on the B4066, continuing straight across at the roundabout and passing the Castle on the left hand side. Proceed for approximately 300 metres and as the road bears round to the right, bear left into Salter Street. Proceed through Salter Street, passing the Mariners Arms on the left hand side and continue for a further 300 metres and the property can be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and is now offered with No Onward Chain. Having been built over 100 years ago this period cottage offers character features such as exposed beams and a fireplace in the living room, creating a cosy atmosphere. The kitchen is quite modern yet fits in sympathetically with the cottage aesthetic. The bathroom has a vaulted ceiling with windows and a Velux skylight which lets in ample natural light. On the first floor, there is a good sized double bedroom and an additional bedroom. The garden is split into different sections, a fully enclosed courtyard immediately adjoining the property with steps up to the first section of lawn. There is a shared track proving access to the graveled parking, a further garden is found beyond with views over fields.

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).

LIVING ROOM 3.36m x 4.08m (max.) (11'0" x 13'4" (max.))

Having a fireplace with wood burning stove, radiator, double glazed window to front.

KITCHEN 4.09m x 2.61m (max.) (13'5" x 8'6" (max.))

Having wall and base units, gas hob with electric oven and extractor hood, steel splash back, space and plumbing for washing machine and dishwasher, sink with mixer tap and drainer, integrated bin cupboard, additional work top with space for under-counter fridge and freezer, double glazed window to rear, stairs to first floor.

INNER HALL

Having radiator, thermostat, side door providing rear access.

BATHROOM

Vaulted ceiling with two double glazed windows and Velux skylight, ladder radiator, low level WC, wash hand basin with pedestal, shaver point, p-shaped bath with electric shower over.

FIRST FLOOR LANDING

Having access to loft space.

BEDROOM ONE 4.08m (max.) x 3.35m (13'4" (max.) x 10'11")

Having radiator and double glazed window.

BEDROOM TWO 3.20m (narrowing to 2.34m) x 2.64m (10'5" (narrowing to 7'8") x 8'7")

Having radiator and double glazed window.



EXTERNALLY

At the back of the property is an enclosed patio garden with access to external cupboard housing gas combination boiler, steps up to a good sized lawn area. There is a shared track providing vehicular access to the gravelled parking area for the property. Beyond the parking area is a long garden with shrubs and a garden shed. At the front of the property is a small enclosed garden with iron gate.

AGENT'S NOTES

Tenure: Freehold.
All mains services are believed to be connected.
Council Tax Band: B (£1,725.45 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.

