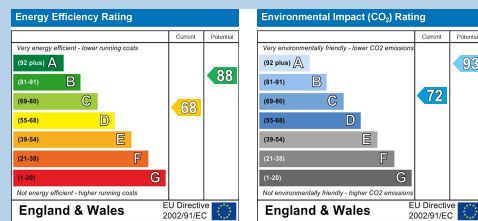




32, LEAZE CLOSE, BERKELEY, GL13 9DA
TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

32 Leaze Close, Berkeley, GL13 9DA Offers In The Region Of
£294,000



TWO BED SEMI-DETACHED BUNGALOW IN LEAZE CLOSE
WITHIN WALKING DISTANCE OF ALL TOWN AMENITIES
DOUBLE GLAZED ENTRANCE PORCH, HALLWAY, KITCHEN, LOUNGE/DINING ROOM, TWO
DOUBLE BEDROOMS, SHOWER ROOM, DOUBLE GLAZED CONSERVATORY, GAS
CENTRAL HEATING, DOUBLE GLAZED THROUGHOUT, GARDENS, LARGE SHED, GARAGE
AND BLOCK PAVED DRIVEWAY WITH AMPLE PARKING, ENERGY RATING: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



32 Leaze Close, Berkeley, GL13 9DA

SITUATION

Located in the sought after area of Leaze Close situated a short distance from Berkeley town centre which is well known for its Jenner Museum and Castle. The town has a number of local retailers along with primary schooling. There are also a number of country walks including the Deer Park and adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton-under-Edge and Thornbury have secondary schooling along with a wider range of shopping and recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a Park and Ride railway station with regular services to Gloucester and Bristol with connections to the national rail network.

DIRECTIONS

Berkeley is approached from the A38 on the west side of the M5 motorway between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066 and continue straight across at the roundabout passing Berkeley Castle on the left hand side. Continue for approximately 300m and the road bears round to the left into Salter Street. Leaze Close is the first turning on the right hand side. Taking the next turning right and No. 32 is situated in the cul-de-sac on the right.

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 PORCH

Double glazed entrance porch with tiled floor, plumbing for washing machine, opening into:

ENTRANCE HALLWAY

Having cupboard housing Worcester Gas Boiler providing central heating and hot water, heating programmer and thermostats, and access to insulated and part boarded loft space with ladder.

LOUNGE/DINING ROOM 4.84m x 3.41m into bay (15'10" x 11'2" into bay)

Good size room with double glazed bay window to the front with tiled inset and hearth fitted with wood burning stove, and radiator.

KITCHEN 2.75m x 2.68m (9'0" x 8'9")

Fitted with a range of pine wall and floor units with work surfaces over, stainless steel sink unit, tiled splash backs, space for freestanding cooker, double glazed window to front and side and radiator.

BEDROOM ONE 4.65m x 3.39m reducing to 2.72m (15'3" x 11'1" reducing to 8'11")

Having double glazed window to rear and radiator.

BEDROOM TWO/RECEPTION ROOM 3.36m x 2.66m (11'0" x 8'8")

Having radiator and new fitted sliding double glazed door leading into double glazed conservatory.

CONSERVATORY 3.09m x 2.31m (10'1" x 7'6")

With tiled flooring, power and lighting, double glazed french doors opening out into the garden.

SHOWER ROOM

White suite comprising double sized shower cubicle, pedestal wash hand basin, low level wc, ladder radiator, double glazed window, and extensive cladding to walls.

EXTERNALLY

To the front there is a good size block paved driveway providing ample parking and lawned area with borders. Side driveway provides access to the garage with up and over door and side door. a short paved pathway gives access to the rear garden, which is level and having raised beds for vegetable plots and edged by borders and fencing and enchanting brick wall. There is a large covered area with adjoining shed/workshop (3.59m x 2.35m) both areas having power and lighting.



AGENTS NOTE

All mains services are believed to be connected
Gas fired central heating
Council Tax Band: C (£2,059.02 payable)
Tenure: Freehold

VIEWING

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

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.

