

1 Vinecroft, Berkeley,
GL13 9RY

£1,100 PCM



Rural two bedroom end terraced house with ample parking and overlooking open fields. Accommodation comprising of entrance hall, living room, kitchen, spacious family bathroom, two first floor double bedrooms, enclosed rear garden. Gas Central Heating and Double Glazed. Deposit £1265.00. Energy rating D, Council Tax Band B.

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propertymark

1 Vincroft, Berkeley, GL13 9RY

Situation

This property is situated in Wanswell, which is a popular area close to Berkeley town and benefits from its rural and picturesque setting. The property is within walking distance of the Lammastide Inn and also The Salmon Inn, which are popular traditional pubs. The property also benefits from numerous country walks in the surrounding Severn Vale countryside. The historic town of Berkeley is approximately one and half miles distance and offers a range of independent retailers, convenience stores, primary school, hotel and public houses. The larger towns of Thornbury, Wotton-under-Edge and Dursley are within easy reach and offer a wider range of shopping, educational and recreational facilities. The property is well situated for access to the A38 providing access to Bristol, Cheltenham and Gloucester via the M5/M4 motorway network.

Directions

From the centre of Berkeley proceed out of town through Marybrook Street and at the roundabout continue straight across under the railway bridge and continue for approximately three quarters of a mile taking the second turning on the right into Brookend. Continue for approximately 00 metres and the property can be located shortly on the right hand side.

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).

Canopy Porch

Entrance Hall

Stairs to first floor, glazed uPVC front door.

Living Room 4.26 x 3.30 (13'11" x 10'9")

With laminate flooring, lpg gas fire, double glazed window to front and radiator. Large under stairs cupboard with window to the rear and housing gas boiler.

Kitchen 4.34 x 2.23 (14'2" x 7'3")

Fitted kitchen with range of base and wall units, work surface over, integrated electric over and gas hob, fridge/freezer and dishwasher. Space and plumbing for washing machine, stainless steel sink and drainer, radiator, tiled flooring, double glazed window and uPVC door to the rear.

Bathroom

Tiled flooring, low level wc, bath, separate shower cubicle with mixer shower, vanity unit with wash hand basin, towel radiator, double glazed window to the front.

Stairs to 1st Floor

Bedroom One 4.25 x 3.31 (13'11" x 10'10")

With carpeted flooring, built in wardrobes, double glazed windows to front and back. Decorative fireplace.

Bedroom Two 4.27 x 3.03 (14'0" x 9'11")

With carpeted flooring, built in wardrobes, double glazed windows to front and back. Decorative fireplace.

Externally

Driveway parking for 4 cars, enclosed rear garden with side access. Garden benefitting from a patio area and storage shed.

Agents Note

Available Date: 1st June 2024

Minimum Tenancy Length: 12

Deposit: £1265.00

Council Tax Band: B

Energy Rating: D

Unfurnished

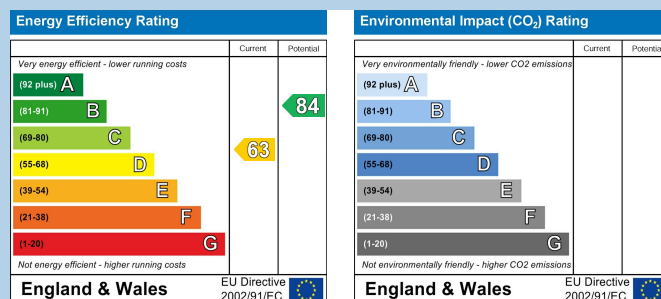
Ex local authority

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: Asymmetric Digital Subscriber Line (ADSL)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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