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13 Canonbury Street, Berkeley,
GL13 9BE

Price Guide
£275,000



PERIOD SHOP AND THREE BEDROOM MAISONETTE LOCATED IN THE CENTRE OF HISTORIC TOWN. SHOP BEING APPROXIMATELY 418 SQUARE FEET PLUS STORE AND UTILITY. MAISONETTE WITH LIVING ROOM, KITCHEN/DINING ROOM, THREE BEDROOMS, BATHROOM, SHARED VEHICLE ACCESS VIA DOUBLE GATE TO PARKING AREA. COMMERCIAL ENERGY RATING: D - RESIDENTIAL ENERGY RATING E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

This shop and maisonette are ideally situated in the centre of this popular historic town which is famous for its Jenner museum and castle. There are a good range of local retailers along with primary school and the town is easily accessed with the larger centres of Thornbury and Dursley via the nearby A38. The town is also popular with commuters to Gloucester, Bristol and Cheltenham and has a number of adjoining villages including Sharpness, Purton, Halmore and Hill, all within the catchment area.

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, continue straight across at the roundabout, passing the castle on the left hand side and proceed for approximately 100m and 13 Canonbury Street will be found on the right hand side.

DESCRIPTION

This period shop and maisonette are located in the centre of this historic street and accessed via double vehicular gates leading under an arch to the rear of the property and to one further detached house. There is parking for two cars and side access to rear hall, with utility room, store room and shop. On the first floor the spacious living accommodation comprises, kitchen/dining room large living room two further bedrooms and a bathroom There is a large master bedroom accessed from stairs leading from the living room with walk-in loft storage. The property has many character features and is ideal for someone looking for a business with the ability to live close at hand.

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).

REAR HALL

Door giving access to:

UTILITY ROOM 3.57m x 2.17m (11'8" x 7'1")

STORE ROOM 3.98m x 3.54m (13'0" x 11'7")

SHOP 6.23m x 6.27m (20'5" x 20'6")

Having display window

WC

With macerating toilet.

ON THE FIRST FLOOR

KITCHEN/DINING ROOM 5.85m x 2.86m narrowing to 2.03m (19'2" x 9'4" narrowing to 6'7")

Having a range of wall and base units, sink unit, gas hob, cooker hood, built in oven, double glazed window to front.

LIVING ROOM 5.21m x 4.37m (17'1" x 14'4")

Having double glazed window, double radiator, exposed beams and stairs to first floor.

INNER HALLWAY

Leading to:

BEDROOM TWO 4.95m x 4.14m (16'2" x 13'6")

Having double glazed window, two roof lights, radiator and double wardrobe.

BEDROOM THREE 3.25m x 3.12m (10'7" x 10'2")

Having double glazed window to rear and radiator.

BATHROOM

Having panelled bath, WC, wash hand basin, radiator and airing cupboard.

ON THE SECOND FLOOR

With access from living room.

BEDROOM ONE 4.31m x 3.92m (14'1" x 12'10")

Having roof lights, exposed beams. radiator, exposed floor boards and door to loft storage.

EXTERNALLY

To the front of the property, wooden double vehicular gates give access via shared driveway to parking area for two cars.

AGENTS NOTE

Tenure: Freehold.

Mains electricity, water and gas are understood to be connected.

Residential Council Tax Band: 'A' £1,070.71

Business Rates: Rateable value £1646.70 - with small business rates relief currently nothing payable.

Broadband: Fibre to box

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

The property is in a conversation area.

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.

