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9 Berrycroft, Berkeley,
GL13 9AQ

Price Guide
£250,000



A CHARMING VICTORIAN SEMI-DETACHED HOUSE LOCATED IN BERRYCROFT, BERKELEY, BEING SOLD WITH NO ONWARD CHAIN. CURRENTLY IN NEED OF MODERNISATION, THIS ATTRACTIVE PROPERTY BOASTS TWO RECEPTION ROOMS, KITCHEN WITH BUILT-IN APPLIANCES, MODERN SHOWER ROOM, THREE DOUBLE BEDROOMS. THE PROPERTY FEATURES A GOOD-SIZED REAR GARDEN, GARAGE AND DRIVEWAY. COUNCIL TAX BAND: B. ENERGY RATING: E

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SITUATION

The property is situated in a sought after location in Berrycroft, Berkeley and is within walking distance to the town centre, which is well known for its Jenner Museum and Castle. The town has a number of local retailers and primary schooling and there are a range of country walks including the Berkeley Deer Park and the adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton-under-Edge and Thornbury have secondary schooling along with a wide range of shopping and recreational facilities. Travelling to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a Park and Ride Railway Station having regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is located between Junctions 13 and 14 of the M5 motorway. If travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed for approximately one mile and passing the Berkeley Heath Motors garage and petrol station on your right hand side, take the first turning on the right onto the B4066, proceed for approximately three miles, go straight over the roundabout onto Canonbury Street, continue passed the Castle on your left hand side and follow the road as it bears round to the right, continuing onto Marybrook Street, proceed approximately 400 metres and take the fourth turning on the right into Berrycroft, and No. 9 is located towards the end of the street on the left hand side.

DESCRIPTION

This spacious Victorian semi-detached property has been in the same ownership for many years and now requires updating throughout. The property comprises: entrance hallway leading to two good size reception rooms and fitted kitchen with built-in appliances. The ground floor shower room has been modernised and is easily accessible. On the first floor there are three double bedrooms, ideal for a growing family and externally there is a decent size rear garden with single garage and driveway to the front.

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).

HALLWAY

Having glazed front door, radiator, leading to ground floor reception rooms and stairs to first floor.

LOUNGE 3.39m max x 3.09m max (11'1" max x 10'1" max)

With double glazed window to front and feature fireplace having brick surround and radiator, a large opening leads to the dining room.

DINING ROOM 3.63m max x 3.66m max (11'10" max x 12'0" max)

Spacious with double glazed window to rear, understairs cupboard, radiator and fireplace.

KITCHEN 3.27m x 2.39m (10'8" x 7'10")

Having an array of wall and base units with worktop over, sink and drainer, built-in fridge freezer and built-in oven with 4 ring electric hob (not fully working) , plumbing for and including washing machine, good size double glazed window to side providing ample light.

INNER HALLWAY

Ideal space for coats and shoes and with partially glazed external side door giving access to the rear garden.

SHOWER ROOM

Modern suite with concealed cistern WC, vanity wash basin with storage to the side and below, good size shower cubicle with mains shower, radiator, storage alcove and double glazed rear window.

ON THE FIRST FLOOR

LANDING

Having storage cupboard and access to loft.

BEDROOM ONE 4.57m max x 3.04m (14'11" max x 9'11")

Spacious room having two double glazed windows to the front and radiator.

BEDROOM TWO 3.64m max x 2.86m max (11'11" max x 9'4" max)

With double glazed window over looking the rear garden, radiator and built-in storage cupboard housing newly installed (1 year old approximately) Ideal boiler.

BEDROOM THREE 3.34m x 2.54m (10'11" x 8'3")

Having double glazed window to rear and radiator.

EXTERNALLY

To the front of the property there is a concrete pathway edged by black railings and gates leading to the front door. A concrete access leads down to the side of the property to a courtyard area with shed and onto a good size lawn area with pathway leading to detached single garage. The rear garden is edged by fencing.

AGENT NOTES

Tenure: Understood to be Freehold - (Property will require first registration)
Services: All mains services are believed to be connected
Council Tax Band: B (£1,801.63 payable).
Broadband: Unknown
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

