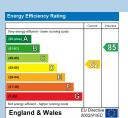
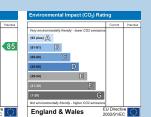
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5 Lynch Road, Berkeley, **GL13 9TA** 

**Asking Price** £264,000



BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW SET WITHIN WALKING DISTANCE TO BERKELEY HIGH STREET. THIS PROPERTY OFFERS A LOW MAINTENANCE AND CONVENIENT LIFESTYLE AND BRIEFLY COMPRISES; ENTRANCE PORCH, HALLWAY, KITCHEN/DINER, LOUNGE, TWO BEDROOMS, SHOWER ROOM, FRONT AND REAR PATIO GARDENS, DRIVEWAY PARKING FOR AT LEAST TWO CARS. EPC: D

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW

bennettjones.co.uk sales@bennettjones.co.uk







## 5 Lynch Road, Berkeley, GL13 9TA

### **SITUATION**

This delightful bungalow is situated within walking distance of Berkeley town centre. This town is famous for its Jenner Museum and Castle and provides a number of LOUNGE 4.19m x 3.52m (13'8" x 11'6") local retailers along with primary school. There are a number of country walks, including the Deer Park and the window. 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 and the property will be found on the left hand side just before the turning to Parkview Road.

### DESCRIPTION

This conveniently situated bungalow has been in the same ownership for over 10 years and has been loved and modernised by the current owner. There have been several improvements made by the current owner including new battens and felt in the roof. The property benefits from contemporary decor and offers someone a low maintenance property within walking distance to local wooden shed, gated side access leading 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).

### **ENTRANCE PORCH**

UPVC front door, double glazed side light

### **HALLWAY**

Radiator, built in cupboard

Having electric fireplace, radiator and double glazed

# KITCHEN/DINING ROOM 3.44m x 3.07m (11'3"

Having a range of wall and base units with work top over, integrated gas hob and electric oven with extractor hood, space and plumbing for washing machine, space for fridge freezer and tumble dryer, one and a half bowl sink with mixer tap and drainer, double glazed window, radiator, double glazed door to rear garden.

### BEDROOM ONE 2.82m x 2.57m (9'3" x 8'5")

Double glazed window, radiator, built in wardrobes.

### BEDROOM TWO 3.03m x 2.41m (9'11" x 7'10")

Having radiator, double glazed window.

### SHOWER ROOM

Having low level WC, wash hand basin with vanity unit, double shower cubicle, double glazed window, extractor fan, access to the loft which is insulated, part boarded and houses the gas boiler.

### **EXTRNALLY**

At the back of the property is a low maintenance patio garden which is fully enclosed. There is a brick shed and where there is a tarmac driveway providing parking for two vehicles. There is a low level wall at the front boundary with an iron pedestrian gate and small patio garden.

### **AGENT NOTES**

Tenure: Freehold

Services: All mains services are believed to be

connected.

Council Tax Band: B (£1,801.63 payable).

Broadband: Fibre to the Cabinet / Asymmetric Digital





Subscriber Line

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.

