



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 85 (Current), 62 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: A (Current), B (Potential)

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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.

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

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## 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 local retailers along with primary school. There are a number of country walks, including the Deer Park and the 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 shops.

### 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

### LOUNGE 4.19m x 3.52m (13'8" x 11'6")

Having electric fireplace, radiator and double glazed window.

### KITCHEN/DINING ROOM 3.44m x 3.07m (11'3" x 10'0")

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 wooden shed, gated side access leading to the front 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](http://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.

