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Offers In The Region Of

90 Berkeley Vale Park, Berkeley,  
GL13 9TQ

£150,000



OFFERED WITH NO ONWARD CHAIN. SUPERBLY SITUATED NEAR EDGE OF POPULAR PARK FOR THE OVER 50'S, THE LOCATION, PRESENTATION AND GARDEN MAKES THIS LARGER THAN AVERAGE PARK HOME A MUST TO VIEW. FORMERLY THREE BEDS NOW TWO BEDS, MASTER OVER 17' (COULD RE-INSTATED BACK IF REQUIRED). ENTRANCE HALLWAY, LOUNGE, SNUG, FITTED KITCHEN/DINING AREA, BATHROOM. GOOD SIZED WELL LAID OUT GARDENS - COMMUNAL PARKING CLOSE BY. (ALL WINDOW BLINDS ARE INCLUDED IN THE SALE).

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## 90 Berkeley Vale Park, Berkeley, GL13 9TQ

### SITUATION

This stylish and well situated residential mobile home is located on the outskirts of the historic town of Berkeley, which is famous for its Castle and Jenner Museum and provides a number of local shops, library and Marybrook Medical Centre. there are a range of country walks including the nearby Deer Park and Berkeley Vale Countryside. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the nearby A38 and M5/M4 motorway network.

### DIRECTIONS

On approaching the town from the A38 continue straight across at the roundabout passing Berkeley Castle on the left hand side. Continue and as the road bears round to the right, bear left into Salter Street and continue through Salter Street to Lynch Road. Proceed for approximately three quarters of a mile turning into Hook Street and immediately right into Berkeley Vale. You can park in the visitors park which is situated of the outer part of the park. Take the third turning into The Park (the first being the main entrance) and Number 90 will be found in front of you as you walk through the opening to your right.

### DESCRIPTION

This stylish larger than average size unit is situated near the edge of this popular park, it sits on a good size plot and the large side garden is enclosed, offering a fair degree of privacy. The unit was formerly 3 bedrooms but the present owner has created a fabulous 17' Master Bedroom with an area which could be used for a dressing room, i understand it could be easily converted back to 3 Beds. The accommodation is beautifully presented throughout and briefly comprises entrance hallway, light an airy lounge leading with glass doors leading into a snug which in turns leads to the extensively fitted kitchen/dining area. 2 Bedrooms (formerly 3) and a family bathroom complete the accommodation. The gardens are a feature of the property and are pleasantly laid out to an enclosed lawn area to the side with pond, borders and a wildlife life garden. There is communal parking close by. A viewing is recommended at your earliest convenience to appreciate the presentation and location of this unit.

### 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).

### PORCH

With door to front and back and power point.

### HALLWAY

'L' shaped with double glazed front door, cupboard housing Worcester Bosch combi boiler.

### LOUNGE 3.51m x 3.38m (11'6" x 11'1")

With wooden fire surround with electric coal effect wood burner, double glazed window to side, radiator and store cupboards.

### SNUG AREA 2.88m x 1.94m (9'5" x 6'4")

With double glazed bay window and radiator.

### KITCHEN/DINING AREA 5.53m x 2.47m

reducing to 1.98m (18'1" x 8'1" reducing to 6'5")

Extensively fitted with a range of white wall and floor units, two glass fronted display units, wood effect roll top worksurfaces, stainless steel sink unit with mixer tap, built in Diplomat electric oven with four burner hob over, plumbing for washing machine, laminate flooring, UPVC double glazed window and glazed door.

### BEDROOM ONE 5.31m x 2.84m narrowing to 2.11m (17'5" x 9'3" narrowing to 6'11")

Formerly two bedrooms and now with two radiators, two double glazed windows to side, dressing table unit and double glazed door to side.

### BEDROOM TWO 2.84m x 2.73m (9'3" x 8'11")

With double glazed window, radiator and built in wardrobes.

### BATHROOM 2.12m x 1.67m (6'11" x 5'5")

Fitted with white suite comprising panelled bath with Titan shower over, pedestal wash hand basin and low level wc, laminate tile effect flooring, heated towel rail, bathroom cabinet, radiator and double glazed window.

### EXTERNALLY

The gardens are a feature of the property and offer a fair degree of privacy to the one side, they are pleasantly laid to lawn with borders stocked with a variety of plants, shrubs, wildlife area with fish pond, paved area and raised borders. There are two useful store sheds with power.

### AGENT'S NOTE

Ground Rent: £173.38 PCM (which is reviewed annually in January and includes clean water charge).

There are no dogs allowed on The Park. The site is for occupiers over the age of 50. Council Tax Band: 'A' (£1,507.00 payable). Bottled gas central heating. The addition of Therm-Eco cladding approximately 5 years ago.

### 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.

