

19 Berkeley Vale Park, Berkeley,  
GL13 9TG

Offers In The Region Of  
£85,000



Well presented and being offered furnished if required at a competitive price with no onward chain. Pleasantly situated mobile home with enclosed gardens to both sides, entrance hallway, well fitted kitchen, living room, formerly two bedrooms, but now having double bedroom with dressing room off (can be reinstated if required), shower room, gas heating, extensive double glazing, gardens surround the unit, pleasant veranda, two store sheds. Must be seen to be fully appreciated.

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# 19 Berkeley Vale Park, Berkeley, GL13 9TG

## SITUATION

This well presented mobile home is located on the outskirts of the historic town of Berkeley. The town is famous for its Jenner Museum and Castle and provides a number of local shops. Close at hand are a number of country walks including the nearby Deer Park and the Berkeley Vale countryside. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

On approaching the town from the A38 continue straight across at the first roundabout passing the Castle entrance on the left hand side. Continue bearing left into Salter Street by the Town Hall, continue on Lynch Road for approximately half a mile turning right into Hook Street and then first right into Berkeley Vale Park. You can park in the bay at the front of the park by the hedge on your left hand side and walk through the opening up to No 19 or enter into the the park and use the parking spaces by the garages and walk down to the first turning on the right and No 19 is approximately half way along on the right.

## DESCRIPTION

Number 19 is well presented and is being offered furnished if required, at a competitive price. It is pleasantly situated on the popular Berkeley Vale Park and has pleasant gardens surrounding the unit. The gardens to the sides are enclosed and make a lovely sitting area to enjoy the peaceful atmosphere of the site or to potter around in. The unit was externally insulated approximately four years ago by the addition of eco thermal insulation and we also understand it benefits from insulation underneath and the replacement of some supports. The accommodation briefly comprises: entrance hallway, well fitted kitchen with breakfast area, living room, master bedroom with dressing room off (formerly two bedrooms and can be reinstated if required), along with shower room. Number 19 benefits from gas heating provided by bottled gas and also has extensive double glazing. There is communal parking available close by. A viewing is highly recommended to fully appreciate the situation and presentation of the well kept accommodation.

## 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 HALLWAY

With double glazed door.

## LIVING ROOM 3.17m x 2.95m (10'4" x 9'8")

Having double glazed windows to front and side, upvc door to side, electric fire with surround, tv point, radiator.

## KITCHEN/BREAKFAST AREA 3.42m x 2.59m

(narrowing to 1.24m) (11'2" x 8'5" (narrowing to 4'0"))

Fitted with a modern range of wall and base units with work surfaces over, breakfast bar, stainless steel single drainer sink unit, Indesit electric oven with induction hob over, fridge/freezer, double glazed window to both sides, Worcester combi boiler supplying radiator heating and domestic hot water, radiator.

## BEDROOM ONE 3.00m x 2.85m (9'10" x 9'4")

Having double glazed window, radiator, opening into:

## DRESSING ROOM (FORMERLY BEDROOM TWO)

2.22m x 1.74m (into cupboards) (7'3" x 5'8" (into cupboards))

With double glazed window, radiator, laminate flooring, two good sized wardrobes, one with hanging rail.

## SHOWER ROOM

Having shower cubicle with Triton shower, wash hand basin with useful cupboard under, low level WC, electric wall heater, double glazed window, extractor fan, mirror with glass shelf, tiled effect vinyl flooring.

## EXTERNALLY

The gardens surround the unit. To the front and rear you have lawned areas and front rockery. To both sides you have gated garden areas. One has two paved sitting areas with lovely veranda which allows you to sit and relax with a cuppa and enjoy the surroundings. There are also two useful storage sheds, one having a water tap. The garden to the other side is laid to lawn with flower borders and does give a fair degree of privacy.

## AGENT NOTES

NB: The unit is being offered furnished at a competitive price if required.

Ground Rent: £161.00 per month 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 eco cladding approximately 4 years ago.

Broadband: Telephone outlet.

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.

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