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73 Edward Way, Berkeley,
GL13 9FE

Offers In Excess Of
£270,000



IMMACULATELY PRESENTED THREE BEDROOM HOME IN SOUGHT AFTER DEVELOPMENT, CONSTRUCTED 2022 WITH OUTSTANDING BALANCE OF 10 YEAR NHBC WARRANTY, ON THE CUSP OF BERKELEY AND WITHIN EASY REACH OF BERKELEY TOWN CENTRE, ALLOCATED PARKING FOR TWO VEHICLES, CLOAKROOM/3RD WC, LIVING ROOM, KITCHEN/DINER, TWO FIRST FLOOR BEDROOMS AND FAMILY BATHROOM, TOP FLOOR MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, SOUTH-WESTERLY FACING REAR GARDEN. ENERGY RATING: B

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73 Edward Way, Berkeley, GL13 9FE

SITUATION

This immaculately presented property is situated in the sought after area of Canonbury Rise and within walking distance of the town centre of Berkeley. The historic town is famous for its Castle and Jenner Museum, and has a most attractive High Street with a range of local retailers along with primary school. The town is situated in the Berkeley Vale which provides a range of country walks including the nearby Deer Park. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has 'Park and Ride' railway station with 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, at the next roundabout turn right onto the bypass. Continue a further five hundred metres then taking the first left into Edward Way. Follow the road for just under 300 metres and a row of four properties will be on the left hand side with 73 being the second from the road.

DESCRIPTION

This property was constructed in 2022 and has the remaining balance of the builders warranty. Whilst remaining in an immaculate condition, the property is located towards the end of the estate and close to the nearby fields. The garden is South-Westerly facing with a side gate leading to front where two allocated parking spaces can be found directly to the front of the property. Internally, the property briefly comprises; entrance hallway, living room, inner hallway with cloakroom, kitchen/diner with French doors to rear. On the first floor there are two bedrooms and family bathroom. On the top floor there is a spacious master bedroom with en-suite shower room/3rd WC.

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

Double glazed front door, radiator, door to:

LIVING ROOM 4.46m (max) x 3.56m (max) (14'7" (max) x 11'8" (max))

Double glazed window to front, radiator, door to:

INNER HALLWAY

Stairs to first floor, door to:

CLOAKROOM

Low level WC, wash hand basin with pedestal, radiator.

KITCHEN/DINER 3.59m x 2.33m (11'9" x 7'7")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, one and half bowl stainless steel sink and drainer, space and plumbing for washing machine, electric oven, gas hob with hood over, space for tall standing fridge freezer, radiator, double glazed window and French doors to garden.

ON THE FIRST FLOOR

LANDING

Radiator, stairs to top floor.

BEDROOM TWO 3.64m x 3.18m narrowing to 2.69m (11'11" x 10'5" narrowing to 8'9")

Two double glazed windows to front, radiator.

BEDROOM THREE 3.64m x 2.72m narrowing to 2.22m (11'11" x 8'11" narrowing to 7'3")

Double glazed window to rear, radiator.

FAMILY BATHROOM

Bath with shower off tap, wash hand basin with pedestal, low level WC, heated towel rail.

ON THE TOP FLOOR

SMALL LANDING

Storage cupboard, door to:

BEDROOM ONE 5.17m (max) x 2.55m (16'11" (max) x 8'4")

Double glazed window to front, radiator, door to:

EN-SUITE SHOWER

Shower cubicle with mixer, wash hand basin with pedestal, heated towel rail, double glazed Velux window.

EXTERNALLY

To the front of the property there are two allocated parking spaces. The rear garden is laid to lawn with flagstone patio and tap. The garden is fully enclosed by wood panel fencing and is South-Westerly facing.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. There is a

water meter.

Council Tax Band: C (£2,059.02 payable).

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Maintenance charge: Approximately £200 per annum which contributes to landscaping around the development. This is reviewed annually in April.

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.

