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27 Stump Street, Berkeley,
GL13 9FG

Price Guide
£275,000



IMMACULATELY PRESENTED RECONFIGURED THREE BEDROOM TOWNHOUSE WITH NO ONWARD CHAIN. HIGH SPECIFICATION THROUGHOUT AND COMPRISING: ENTRANCE HALLWAY, SPACIOUS OPEN PLAN LOUNGE-DINER, MODERN KITCHEN-BREAKFAST ROOM, THREE DOUBLE BEDROOMS, MASTER WITH EN SUITE INCORPORATING PLUMBING FOR UTILITY SPACE, FAMILY BATHROOM, PRIVATE LANDSCAPED ENCLOSED REAR GARDEN WITH REAR ACCESS. TWO PARKING SPACES, GAS CENTRAL ENERGY RATING B, COUNCIL TAX BAND C. MUST BE SEEN.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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DESCRIPTION

Beautifully presented mid terraced property has to be seen to be truly appreciated. Having been modernised and upgraded since it was purchased in 2020, the current owners have gone above and beyond to offer this exceptionally spacious three double bedroomed townhouse. Comprising: entrance hallway leading into the recently redesigned lounge-diner and modern kitchen/breakfast room, three double bedrooms are split over two further floors with two double bedrooms and bathroom on the first floor and the master bedroom on the second floor having its own spacious en suite with versatile utility space. Externally the front pathway leads to the front door and a pathway leads to the rear providing access to the landscaped rear garden and two allocated parking spaces to side.

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, then taking the first right into Stump Street. Follow the road round to the right and then left with no. 27 then on the left hand side.

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

Attractive composite door leads into the neat hallway with radiator and tiled flooring leading through into:

OPEN PLAN LOUNGE-DINER 6.05m (max) x 3.55m (19'10" (max) x 11'7")

Having been reconfigured by the current owners to offer a spacious lounge-dining area for both relaxing and entertaining and presented to a high specification, having

radiator, double glazed window to front, modern tiled flooring and versatile storage alcove and stairs to first floor.

KITCHEN-BREAKFAST ROOM 3.63m x 2.69m (11'10" x 8'9")

Having attractive tiled flooring leading from lounge area, wall and base units with worktop over, one and a half sink with drainer, built-in double oven and four burner gas hob with extractor over, space for fridge/freezer, radiator, double glazed window and patio doors leading out to the landscaped rear garden.

ON THE FIRST FLOOR

LANDING

Having radiator and stairs to second floor.

BEDROOM TWO 3.63m x 2.78m (11'10" x 9'1")

Spacious room with radiator and double glazed window overlooking rear garden.

BEDROOM THREE 3.63m x 2.67m (11'10" x 8'9")

Having radiator and two double glazed windows to front offering a light and airy feel, double wardrobes for storage can be purchased by separate negotiation.

FAMILY BATHROOM

Modern white suite comprising: bath with shower tap over, pedestal wash basin and WC, partially tiled walls and radiator.

ON THE SECOND FLOOR

LANDING

Useful built-in storage cupboard.

MASTER BEDROOM SUITE 5.11m (into dormer) x 2.49m (16'9" (into dormer) x 8'2")

Tranquil space having dormer window to front, radiator, loft access and double wardrobe (available by separate negotiation). Leading to:

EN SUITE/UTILITY

Versatile space having skylight, radiator, shower cubicle with mains shower, wash basin, WC, the current vendors have

utilised additional space to incorporate plumbing and area for washing machine.

EXTERNALLY

To the front of the property is a small pathway leading to the front door edged by a small lawn area. The rear garden can be accessed by a side gate and has been landscaped by the current owners having attractive patio area with electric sun blind over for al fresco dining, lawned area leading to a hard standing with shed and power along with a useful outside tap, the garden is edged by fencing and a wooden gate provides a private access pathway from the side to the rear garden. Two parking spaces are included to the side of the property.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected. Council Tax Band: C Maintenance charge: Approximately £200 per annum (to be confirmed) which contributes to landscaping around the development. This is reviewed annually in April. Broadband: Overhead/underground wire (not fibre) 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.

