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1 Church Lane, Berkeley,  
GL13 9BN

Price Guide  
£270,000



THIS ATTRACTIVE HOME IS SET IN A DESIRABLE AND HISTORIC PART OF BERKELEY, JUST A SHORT WALK FROM THE TOWN CENTRE. THE PROPERTY FEATURES OFF-STREET PARKING, A PRIVATE COURTYARD GARDEN, AND LOVELY VIEWS OVER OPEN FIELDS. INSIDE, YOU'LL FIND A COMFORTABLE LIVING ROOM, SPACIOUS KITCHEN/DINING AREA, LEAN-TO UTILITY SPACE, TWO FIRST-FLOOR BEDROOMS, AND A FAMILY BATHROOM. THE ATTIC HAS BEEN EXTENSIVELY CONVERTED, WITH ONE ROOM FEATURING A VELUX WINDOW, OFFERING FLEXIBLE ADDITIONAL SPACE. BENEFITS INCLUDE GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, AND NO ONWARD CHAIN. ENERGY RATING: D

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# 1 Church Lane, Berkeley, GL13 9BN

## SITUATION

This end terraced cottage is situated in an attractive and historic area within walking distance of the town centre and close to the Berkeley Castle grounds. The Jenner Museum is located close by with St. Mary's Church also being within a short walk away. Berkeley town has a range of shops along with primary school and doctors surgery. The property is well placed for travel throughout the South West via the A38 and M5/M4 motorway network bringing the larger centres of Bristol, Gloucester and Cheltenham within easy commuting distance. The nearby village of Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

## DIRECTIONS

If travelling on the M5 or A38 follow the signs for Berkeley on the B4066 for approximately half a mile to the roundabout, continue straight across passing The Castle on the left hand. Upon entering the town take the left hand turning onto High Street and proceed 150m taking the third turning on the left hand side onto Church Lane and the property will be located on the corner on the left hand side.

## DESCRIPTION

Beautifully combining character features with modern updates, this well-presented property has been thoughtfully improved, including newly installed double-glazed sash windows to the front. Inside, the accommodation includes a cosy living room, spacious kitchen/dining area, and a lean-to utility space. Upstairs offers two good-sized bedrooms, a family bathroom, and access to a converted loft providing additional versatile space. Outside, there is a private courtyard garden along with off-road parking for one vehicle. Additional on-street parking is available nearby on the High Street. Properties in this desirable location are rarely available and an early viewing is recommended.

## 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).

## ON THE GROUND FLOOR

### LOUNGE 5.19m x 4.00m (17'0" x 13'1")

Double glazed sash windows, woodburner, two radiators, double glazed window, stair to first floor with built in storage.

### KITCHEN/DINER 4.96m x 2.91m (16'3" x 9'6")

Double glazed sash window, range of wall and base units with worktops over, integrated microwave and oven, island with integrated gas hob, extractor over, integrated fridge/freezer, tiled splashback, sink unit with mixer tap, integrated slimline dishwasher and washing machine, radiator, tiled and wood flooring in dining area.

### PORCH 2.35m x 0.95m (7'8" x 3'1")

Upvc porch, radiator, tiled floor.

## ON THE FIRST FLOOR

## LANDING

Double glazed window, access to loft space .

### BEDROOM ONE 4.33m x 2.89m (14'2" x 9'5")

Double glazed window, double glazed sash window, radiator, access to attic room, built-in wardrobes and built-in cupboard housing gas boiler, inset spot lights.

### BEDROOM TWO 3.54m x 2.64m (11'7" x 8'7")

Double glazed sash window, radiator, built-in wardrobe, inset spot lights.

## SHOWER ROOM

Walk-in shower cubicle with dual shower head, low level WC, vanity wash hand basin, double glazed window, heated towel rail, inset spot lights, part tiled walls.

## ATTIC ROOM

Velux window, boarded, power and lighting.



## EXTERNALLY

The property enjoys a low-maintenance courtyard garden with a brick-paved driveway offering parking for one vehicle. It also features raised beds, and rear access to Church Lane. To the front, there is a neat gravel area with established shrubs, adding to the property's kerb appeal.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: C

Broadband: Unknown.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

Property subject to probate which has been granted.

## VIEWING

By appointment with the owner's sole agents as over.

## 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.

