

2 Vincroft, Berkeley,
GL13 9RY

£1,195 PCM



Rural three bedroom terraced house with ample parking and overlooking open fields. Accommodation comprising of entrance hall, living room, modern kitchen breakfast room, spacious downstairs wet room, dining room/third bedroom. Stairs to two first floor double bedrooms, enclosed rear garden. Gas Central Heating and Double Glazed. Deposit £1442.00. Energy rating D, Council Tax Band B.

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2 Vinecroft, Berkeley, GL13 9RY

Situation

This property is situated in Wanswell, which is a popular area close to Berkeley town and benefits from its rural and picturesque setting. The property is within walking distance of the Lammastide Inn and also The Salmon Inn, which are popular traditional pubs. The property also benefits from numerous country walks in the surrounding Severn Vale countryside. The historic town of Berkeley is approximately one and half miles distance and offers a range of independent retailers, convenience stores, primary school, hotel and public houses. The larger towns of Thornbury, Wotton-under-Edge and Dursley are within easy reach and offer a wider range of shopping, educational and recreational facilities. The property is well situated for access to the A38 providing access to Bristol, Cheltenham and Gloucester via the M5/M4 motorway network.

Direction

From the centre of Berkeley proceed out of town through Marybrook Street and at the roundabout continue straight across under the railway bridge and continue for approximately three quarters of a mile taking the second turning on the right into Brookend. Continue for approximately 100 metres and the property can be located shortly on the right hand side.

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).

Canopy Porch

Entrance Hall

Stairs to first floor, glazed uPVC front door.

Living Room 4.25 x 3.31 (13'11" x 10'10")

With carpet flooring covering, painted wood panelling and electric fire. Radiator and window to the front.

Kitchen / Breakfast Room 4.29 x 2.21 (14'0" x 7'3")

Fitted kitchen with range of base and wall units, work surface over, wood effect breakfast bar, integrated electric over and gas hob, space and plumbing for washing machine and fridge freezer. Stainless steel sink and drainer, ladder style radiator, vinyl flooring, double glazed window and uPVC door to the rear.

Dining Room / Bedroom Three 3.01 x 2.91 (9'10" x 9'6")

With carpeted flooring, panelled wall covering and double glazed window to the front.

Bathroom

Wet room flooring with separate shower and bath, low level wc, wash hand basin, towel radiator, double glazed window to the rear.

Stairs to first floor

Bedroom One 4.27 x 3.33 (14'0" x 10'11")

With carpeted flooring, built in wardrobes, double glazed windows to front and back.

Bedroom Two 4.27 x 3.00 (14'0" x 9'10")

With carpeted flooring, built in wardrobes, double glazed windows to front and back.

Externally

Driveway parking for 4 cars, low maintenance enclosed rear garden. Patio with mature flower bed.

Agents Note

Available Date: 20th May 2025

Minimum Tenancy Length: 12 months

Deposit: £1375.00

Council Tax Band: B

Energy Rating: D

Minimum Annual Income Requirement: £35,850

Unfurnished

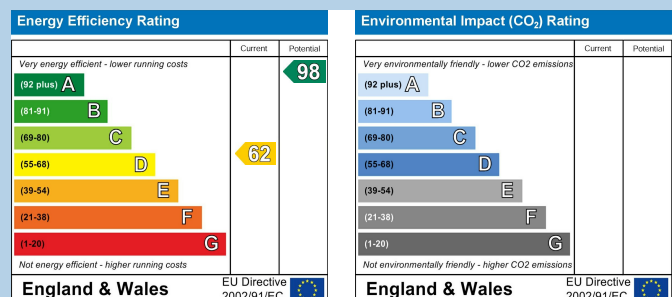
Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters, Smart Meters, Economy 7,

Prepayment Meter, Water Meter

Broadband: Asymmetric Digital Subscriber Line

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



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