



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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59 Berkeley Vale Park, Berkeley, GL13 9TQ

SITUATION

This beautifully presented 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 access.

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 approx. half a mile turning right into Hook Street and then first right into Berkeley Vale. Continue on the main drive, taking the left hand bend, No. 59 is at the end on the left.

DESCRIPTION

Situated in a pleasant location on this popular site, this stunning and stylish home is presented to a very high standard, having been well maintained both internally and externally. The home has been configured to make a lovely light and airy open plan living space with an attractive vaulted ceiling with exposed roof joists and beams and a well equipped kitchen area. The spacious bedroom (formerly two) could be reinstated back into two bedrooms if required. It currently offers extensive wardrobe space and has exposed roof joists and beams. The shower room has a double walk-in shower. There is a Worcester gas boiler, which provides central heating and hot water. The superb outside enclosed sitting area affords a fair degree of privacy and makes a lovely area to sit and relax, to the rear is a small lawn area while to the front there is a gravelled area and a paver parking space. A viewing is essential to appreciate the superb presentation and design this home offers.

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 AREA

With double glazed door, laminate flooring, part panelled walls, coat hooks, storage cupboard and door to:

LIVING AREA 7.45m narrowing to 6.18m x 3.60m (24'5" narrowing to 20'3" x 11'9")

A beautiful open plan living area with attractive vaulted ceiling and exposed roof joists, bay window to front, laminate flooring and radiator.

KITCHEN/DINING AREA

Superbly fitted with a range of wall and floor units with worktops over, stainless steel sink unit with mixer tap, built in oven with induction hob over, integrated fridge/freezer, dishwasher and new washing machine, cupboard with useful pull out larder, cupboard housing Worcester combi boiler, laminate flooring, double glazed windows to each side and radiator.

DOUBLE BEDROOM 3.9m x 3.58m (formerly two bedrooms) (12'9" x 11'8" (formerly two bedrooms))

Vaulted ceiling with exposed roof joists, laminate flooring, sliding doors to wardrobes, part panelled walls, double glazed windows to each side with blinds.

SHOWER ROOM

Fitted with double walk-in shower cubicle with Triton shower, pedestal wash hand basin, low level WC, double glazed window.

EXTERNALLY

There is a gravelled area to the front and a paved parking space. The side access leads to a fully enclosed area with a veranda leading to the side door. This area make a superb entertaining space or just an area to sit and relax and it offers a fair degree of privacy. There is the addition of communal parking close by.

