

53 Edward Way, Berkeley,  
GL13 9FE

£1,350 PCM



Modern detached family home on popular development and within walking distance of Berkeley town centre. The property comprises of entrance hall with wc, lounge/diner with garden access, kitchen with integrated appliances, three double bedrooms and family bathroom with shower over bath. Further benefits include attractive enclosed garden with views and garage with further parking to front. Council Tax Band D. Energy Rating B.

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# 53 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.

## 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 Hall

With wood effect flooring and part glazed front door.

## Kitchen 3.09m x 2.01m (10'1" x 6'7")

Range of wall and base units, laminate work surfaces, stainless steel sink, built in fridge/freezer, electric oven, gas hob, dishwasher and washing machine, wood effect flooring and window to front.

## Lounge/Diner 6.31m x 2.57m (extending to 3.42m) (20'8" x 8'5" (extending to 11'2"))

Open plan living space with wood effect flooring and with windows and french doors overlooking rear garden.

## Downstairs WC

Wash basin, wc and wood effect flooring.

## Stairs to First Floor Landing

## Bedroom One 3.99m x 2.72m (13'1" x 8'11")

Double bedroom with carpeted flooring and window to rear.

## Ensuite Shower

White suite comprising of shower cubicle, wash basin and wc.

## Bedroom Two 3.75m x 2.68m (12'3" x 8'9")

Double bedroom with built in wardrobes, carpeted flooring and window to front.

## Bedroom Three 3.46m x 2.48m (11'4" x 8'1")

Double bedroom with carpeted flooring and window to rear.

## Bathroom

White suite comprising of wash basin, wc, bath with shower over and window to front.

## Externally

Spacious enclosed garden to rear with lawn, patio, side access gate and views. To the front is a lawned area, garage and driveway with further parking. The garage has lighting and power.

## Agents Note

Available Date: 1st November 2025

Minimum Tenancy Length: 12 Months

Deposit: £ 1555.00

Council Tax Band: D

Energy Rating: B

Minimum Annual Income Requirement: £40,500

Unfurnished

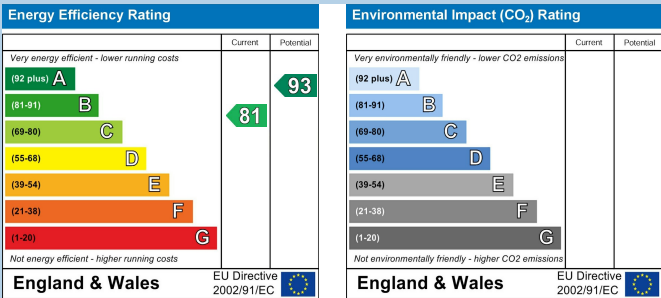
Utilities: Mains Gas, Electric, Water and Sewerage

are connected.

Standard Meters for Gas, Electricity and Water

Broadband: ADSL (Asymmetric Digital Subscriber Line)

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



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