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18 Chamberlayne Crescent, Berkeley,  
GL13 9FL

Price Guide  
£240,000



WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY IN SOUGHT AREA, CONSTRUCTED 2021 WITH NHBC WARRANTY STILL IN PLACE, VIEWS ACROSS THE ESCARPMENT, AND WITHIN EASY REACH OF BERKELEY TOWN CENTRE, PARKING FOR TWO VEHICLES, CLOAKROOM/2RD WC, SPACIOUS LOUNGE, MODERN KITCHEN/DINER, TWO FIRST FLOOR DOUBLE BEDROOMS AND FAMILY BATHROOM, WESTERLY FACING LANDSCAPED REAR GARDEN. ENERGY RATING: B

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# 18 Chamberlayne Crescent, Berkeley, GL13 9FL

## SITUATION

This well 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.

## 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. Follow the road for 100 metres and take the first turning on the right onto Chamberlayne Crescent. Follow the road as it bears right, proceed a further 20 metres and the property will be located on the right hand side.

## DESCRIPTION

Constructed in 2021 this mid terrace property is still within its builders warranty. Whilst remaining in an immaculate condition, the property is situated in one of the best locations having far reaching views to the front and private Westerly facing rear garden which has been landscaped to offer a modern and low maintenance space for alfresco dining and entertaining. The property comprises: entrance hallway, modern cloakroom, spacious lounge with views across open fields, modern kitchen/diner with patio doors to rear garden, two first floor double bedrooms and family bathroom and two allocated parking spaces can be found at the front of the property.

## 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).

## HALLWAY

Attractive upvc door to front, radiator and stairs to first floor.

## CLOAKROOM

White suite having low level WC, wash hand basin with pedestal, radiator, double glazed window to front.

## LOUNGE 4.61m (max) x 2.73m (max)

Double glazed window to front, radiator, useful under stair storage cupboard.

## KITCHEN/DINER 3.85m x 2.46m

Having white wall and base units with worktop over, housing gas boiler and incorporating stainless steel sink and drainer with double glazed window above with views over rear garden, built in oven with four burner gas hob and extractor over and stainless steel splashback, plumbing for washing machine and space for fridge freezer. Dining area offers excellent entertaining space with radiator and double glazed patio doors leading out onto the rear garden.

## ON THE FIRST FLOOR

## LANDING

Access to loft space.

## BEDROOM ONE 3.92m narrowing to 2.86m x 2.59m

Having built in over stair cupboard and recess space for wardrobes, radiator and two double glazed windows to the front offer a light and airy feel with far reaching views across open fields and beyond.

## BEDROOM TWO 3.93m x 2.51m

Spacious double room with radiator and double glazed window to rear.

## BATHROOM

White suite comprising: bath with mains shower over and rainfall shower head, pedestal wash basin and WC, radiator and partially tiled walls.

## EXTERNALLY

To the front of the property are two useful parking spaces which lead to a pathway and small gravelled area and front door. An access pathway leads to the rear of the property at the end of the terrace providing external rear access via a wooden gate and leads into the nicely landscaped enclosed rear garden, having attractive patio area with hardstanding for shed, a good size lawn area is laid with astro turf and leads to the main sleek patio area for al fresco dining and entertaining and edged by wrought iron railings, steps lead down to a small pathway, outside tap and the rear patio doors.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected, Gas central heating

Council Tax Band: B

Maintenance charge: Approximately £200 per annum which contributes to landscaping around the development. This is reviewed annually in April.

Broadband: Fibre to the Premises.

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

