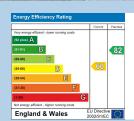
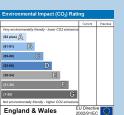
Bennett Andrews Jones **PARTNERSHIP**

ESTATE AGENTS . LETTING AGENTS . VALUERS . SURVEYORS









MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS

29 Canon Park, Berkeley, **GL13 9DF**

Price Guide £240,000



TWO BEDROOM (FORMERLY THREE) TERRACED HOME, GARAGE PLUS PARKING, PART ATTIC CONVERSION, SOUGHT AFTER POSITION OVERLOOKING PLAYING FIELD, ENTRANCE HALLWAY WITH STORE ROOM, KITCHEN, 22 FOOT LIVING/DINING ROOM, TWO DOUBLE FIRST FLOOR BEDROOMS, SHOWER ROOM, TOP FLOOR ATTIC ROOM, LOW MAINTENANCE ENCLOSED REAR GARDEN. ENERGY RATING: D.

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW









29 Canon Park, Berkeley, GL13 9DF

SITUATION

This property occupies a pleasant position in Canon Park and overlooks the local playing field in this popular location. This home is within walking distance of the historic town centre of Berkeley with a range of shopping facilities along with doctors surgery, primary school, library and is home to the famous Berkeley Castle and Edward Jenner museum. Berkeley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network. The larger centres of Thornbury, Wotton Under Edge and Dursley offer a wider range of shopping facilities along with secondary schooling.

DIRECTIONS

Upon entering the town of Berkeley with the Castle on your left hand side continue along Canonbury Street and follow the road as it bears to the right hand side onto Marybrook Street, proceed approximately five hundred metres taking the turning on the right hand side, prior to the playing field, onto Field View, proceed a further one hundred meters and the property will be located on the right hand side.

DESCRIPTION

This property has been in the same ownership for over 20 years and occupies a pleasant position on Canon Park. This two bedroom terraced property was formerly three bedrooms, now made into two with a part converted attic. Externally there is a driveway to front with track providing access to rear which has garage. There is also an enclosed low maintenance rear garden. Internally, the property briefly comprises; entrance hallway with store cupboard, kitchen, living/dining room. On the first floor there are two double bedrooms and shower room. On the top floor is a part converted attic.

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 HALLWAY

This property occupies a pleasant position in Canon Park Double glazed front door, radiator, storage cupboard with and overlooks the local playing field in this popular gas boiler.

KITCHEN 4.07m (max) x 2.25m (max) (13'4" (max) x 7'4" (max))

Fitted kitchen with base and wall units, roll top laminate work surfaces over, one and half bowl stainless steel sink and drainer, electric cooker point, space and plumbing for washing machine, space for slimline dishwasher, space for tall standing fridge freezer, double glazed window to front, opening into:

LIVING/DINING ROOM 6.86m x 4.06m (22'6" x 13'3")

Two radiators, stairs to first floor, double glazed sliding door to garden.

ON THE FIRST FLOOR

LANDING

Storage cupboard, access to attic room.

BEDROOM ONE 4.18m x 4.00m (max) (13'8" x 13'1" (max))

Two double glazed windows to rear, radiator, built in wardrobe.

BEDROOM TWO 3.14m x 2.49m narrowing to 2.15m (10'3" x 8'2" narrowing to 7'0")

Double glazed window to front, radiator, two storage areas.

SHOWER ROOM

Shower cubicle with electric shower, low level WC, vanity wash hand basin, double glazed window to front, heated towel rail.

ON THE TOP FLOOR





ATTIC ROOM 3.91m x 2.69m (12'9" x 8'9")

(limited head height) Double glazed velux window, radiator, under eave storage cupboard.

EXTERNALLY

To the rear of the property there is an enclosed low maintenance garden which is laid to flagstones, has covered seating area and is enclosed by wood panel fencing. Rear gate leads to GARAGE (5.00m x 2.47m) which has light and power and up and over door to front. To the front of the property there is a brick pavered driveway leading to road and shared path to front door.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: B (£1,801.63 payable).

The rear road is privately owned and maintained by the owners on Canon Park who use the access.

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.

