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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.

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# 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

Double glazed front door, radiator, storage cupboard with 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 paved 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.

