

12 BERRY CLOSE

PAINSWICK
GLOUCESTERSHIRE



12 Berry Close, Painswick, Stroud, Gloucestershire, GL6 6RH

A WELL-PRESENTED 3 BED HOME LOCATED IN THE POPULAR BERRY CLOSE IN THE HEART OF PAINSWICK, WITHIN A 2 MINUTE WALK FROM THE VILLAGE SCHOOL AND WITHIN EASY REACH OF LOCAL AMENITIES

Porch, Sitting Room, Dining Room, Kitchen, Store Room, 3 Bedrooms, Family Bathroom, Courtyard Garden

GUIDE PRICE £295,000

DESCRIPTION

12 Berry Close offers a light-filled and spacious home within easy walking distance of the centre of Painswick. The main entrance is located off a pedestrian path, with a pretty garden and steps leading to the front door. Opening to a good-sized sitting room, the home has an instantly welcoming feel, with large windows allowing ample natural light. The kitchen, with a separate dining room, is set to the rear of the house. Fitted units offer plentiful storage and a back door opens to a good-sized, enclosed, courtyard garden. Part of the former garage has been converted to provide a ground floor cloakroom with shower and the remainder of the garage lends itself to conversion to create additional kitchen space (subject to any necessary planning).

Stairs lead off the sitting room to the first floor, where 3 bedrooms are located, together with a family bathroom. The principal bedroom overlooks the rear garden and is a spacious double, with built-in storage. Bedroom 2 benefits from wonderful views looking towards the village church with its handsome spire, and further afield, across the valley. Bedroom 3 is a smaller room, with space for a single bed.

DIRECTIONS

Follow the A46 from our Painswick office, in the direction of Cheltenham, taking the first left at the crossroads, into Gloucester Street. After 20 yards, turn left into Cotswold Way and Berry Close is the second turning on the left. Number 12 is located at the end of the cul de sac, on the left hand side. You can park directly outside the property and enter via the garden gate.

LOCATION

Berry Close is ideally located for easy access to village amenities, the local primary school and transport links. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit. 12 Berry Close is within easy walking distance of the centre of the village, with two popular pubs, a bijou hotel and small local restaurant and two thriving coffee shops. There is a well-stocked village shop within five minutes walk from the property, as well as a chemist and even a popular fabric shop.

One of the many attractions to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham and the village primary school just two minutes walk away. Painswick is popular with tourists and is well known for the beautiful Rococco Gardens and also its Beacon. The Beacon hosts a golf course and is also a great source of walks, with far-reaching views to the Malvern Hills.

Well placed for commuting, Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

TENURE EPC SERVICES

**Freehold
EER: Current 60 / Potential 83
All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band D £2,219.48. Ofcom Checker: Broadband - standard 17 Mbps Superfast 34 Mbps, Mobile Networks - EE, O2, Vodafone, Three.**

VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

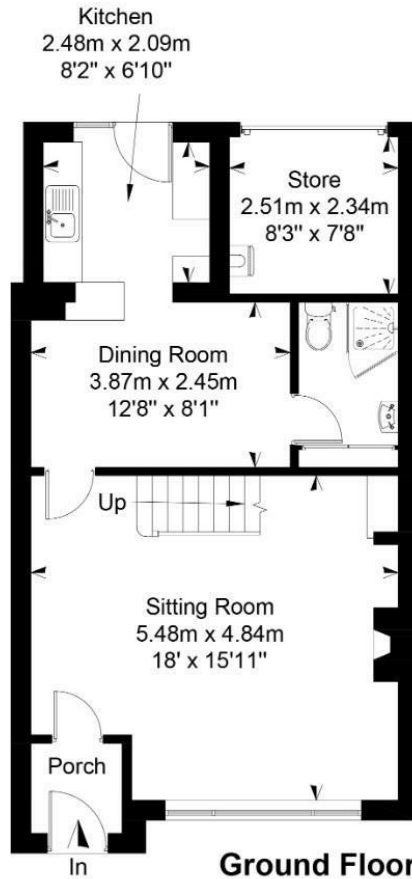
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12 Berry Close, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House	88 sq metres / 947 sq feet
Store	6 sq metres / 64 sq feet
Total	94 sq metres / 1011 sq feet



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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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