



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(93-100) <b>A</b>		(92-100) <b>A</b>	
(81-92) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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41 Berkeley Vale Park, Berkeley,  
GL13 9TG

Price Guide  
**£99,950**



OFFERED WITH NO ONWARD CHAIN

LARGER THAN AVERAGE PARK HOME.

SITUATED ON POPULAR PARK FOR THE OVER 50'S.

WELL PROPORTIONED ACCOMMODATION WITH POTENTIAL FOR IMPROVEMENT, COMPRISING: HALLWAY, LARGE OPEN PLAN LOUNGE LEADING TO KITCHEN/DINER, TWO DOUBLE BEDROOMS, SHOWER ROOM, PLEASANT GARDENS SURROUND THE UNIT WITH A DEGREE OF PRIVACY, BRICK SHED, LPG CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, COMMUNAL PARKING CLOSE BY. COUNCIL TAX BAND: A.

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# 41 Berkeley Vale Park, Berkeley, GL13 9TG

## SITUATION

This well situated residential mobile home is located on the outskirts of the historic town of Berkeley which is famous for its Jenner Museum and Castle and provides a number of local shops, library and Marybrook Medical Centre. There are a range of country walks including the nearby Deer Park and Berkeley Vale countryside. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

On approaching the town from the A38 continue straight across at the roundabout passing Berkeley Castle on the left hand side. Continue and as the road bears round to the right, bear left into Salter Street and continue through Salter Street to Lynch Road. Proceed for approximately three quarters of a mile turning into Hook Street and immediately right into Berkeley Vale. You can park in the visitors park which is situated of the outer part of the Park. No. 41 has pedestrian access only and can be found taking the 2nd pathway on the left.

## DESCRIPTION

This good sized unit is offered with NO ONWARD CHAIN, two double bedrooms, ample space throughout and massive potential to put your own stamp on. Situated on the popular Berkeley Vale Park. Number 41 is close to the parking areas and has the benefit of thermo cladding to the outside, which was added in 2021, extensive double glazed windows and doors and central heating. The accommodation is well proportioned and briefly comprises: entrance hallway with a large lounge area leading to the kitchen/dining area. Two DOUBLE bedrooms and a shower room. The gardens give a degree of privacy and are pleasantly laid out and also benefit from two store sheds and a greenhouse. A viewing is recommended to appreciate the potential of this unit.

## ENTRANCE HALLWAY

With double glazed door, radiator and linen cupboard.

## LOUNGE 5.13m x 3.35m (16'9" x 10'11")

With double glazed bay window to front and further double glazed window to side, radiator, two wall light points, and fireplace (currently not in use).

## KITCHEN/DINING AREA 5.27m x 2.39m max (17'3" x 7'10" max)

## KITCHEN AREA 2.68m x 2.55m reducing to 2.08m (8'9" x 8'4" reducing to 6'9")

Fitted with a range of wall and floor cupboards, stainless steel sink unit, gas cooker point, plumbing for washing machine, Gloworm boiler providing central heating and hot water, and double glazed window to side.

## DINING AREA 2.56 x 2.39 (8'4" x 7'10")

With double glazed bay window to front, radiator and side double glazed door leading out into the pleasant gardens.

## BEDROOM ONE 3.36m x 2.91m (11'0" x 9'6")

With double glazed window to side, radiator, and a range of built in wardrobes with a dressing table and drawers.

## BEDROOM TWO 2.89m x 2.44m (9'5" x 8'0")

With built in wardrobe and dressing table, radiator and double glazed window overlooking the garden.

## SHOWER ROOM

Fitted with shower cubicle, pedestal wash hand basin and low level WC, double glazed window and radiator.

## OUTSIDE

To the front of the property there is a grassed area, a side path leads to an attractive paved area with a central tree; giving a degree of privacy. There are two useful store sheds; one having water supply. There are pleasantly laid out gardens to the rear and side and include a useful greenhouse.

## AGENT'S NOTES

Tenure: Leasehold.

Pitch fee: £183.76 per month (including clean water supply).

There are no dogs allowed on the park.

The site is for occupiers over the age of 50.

Bottled gas central heating.

Council tax band: 'A'

## 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.

