

65 Berkeley Vale Park, Berkeley,  
GL13 9TQ

Offers In The Region Of  
**£59,000**



SINGLE UNIT, TWO BEDROOM PARK HOME, ON POPULAR DEVELOPMENT FOR THE OVER 50S. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, KITCHEN/DINER, LOUNGE, BATHROOM. BOTTLED GAS CENTRAL HEATING. GARDENS TO ALL SIDES. UTILITY SHED & STORAGE SHED, COMMUNAL PARKING CLOSE BY.

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propertymark

# 65 Berkeley Vale Park, Berkeley, GL13 9TQ

## SITUATION

This mobile home is located on the outskirts of the historic town of Berkeley. The town is famous for its Jenner Museum and Castle and provides a number of local shops. Close at hand are a number of country walks including the nearby Deer Park and the 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 first roundabout passing the Castle entrance on the left hand side. Continue bearing left into Salter Street by the Town Hall, continue on Lynch Road for approximately half a mile turning right into Hook Street and then first right into Berkeley Vale Park. No.65 can be found on the right hand side of the site, past the office and down the path for approximately 25 metres.

## DESCRIPTION

This property has been in the same ownership for many years and briefly comprises: entrance porch, hallway, kitchen/diner, living room, two bedrooms and bathroom. Externally, the property benefits from gardens to sides, front and rear with a utility shed having plumbing and power and further storage shed. patio and lawn area and various shrubs.

## 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 PORCH

Open step to:

## HALLWAY

Having space for hanging coats and radiator.

## BEDROOM ONE 2.96m x 2.23m (9'8" x 7'3")

Double glazed window to rear with views to the fields beyond and radiator.

## BATHROOM

Green coloured suite comprising bath, WC, pedestal wash hand basin, radiator, double glazed window to side.

## BEDROOM TWO 2.36m max into alcove x 2.21m (7'8" max into alcove x 7'3")

Double glazed window to side, radiator, built-in wardrobe area and electric heater.

## KITCHEN 2.97 max x 2.66 max (9'8" max x 8'8" max)

Dual aspect double glazed window offering a light and airy feel, a range of wall and base units with worktop over and sink and drainer, built in cupboard for storage and second built in cupboard housing Vaillant boiler, space for oven and fridge freezer, radiator and space for table.

## LOUNGE 3.39m x 2.96m (11'1" x 9'8")

Double glazed window to front and upvc door and window to side, radiator, heater and fireplace for ornamental purposes.

## EXTERNALLY

There is a lawned area to the front with concrete pathway edged by shrubs leading to the front door step and brick SHEDS. Utility shed with plumbing for washing machine and electric and single glazed window. Second shed providing useful storage, window to back, light. Pathway leads to the rear garden area with patio area and private lawn area, having shrubs and trees and edged by fencing to rear and leads to side lawned area housing gas bottles.

## AGENT NOTES

Tenure: Park Home

Services: Mains water, drainage, and electricity. Bottled LPG Gas.

Council Tax Band: A

Ground Rent: £165.50 per month, which is reviewed annually in January and includes clean water charge.

There are no dogs allowed on the park.

The site is for occupiers over the age of 50.

Broadband: Fibre to the Cabinet

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

Delete if appropriate -

Leasehold term: ??? years (??? years remaining).

Service Charge: £??? Reviewed: ???

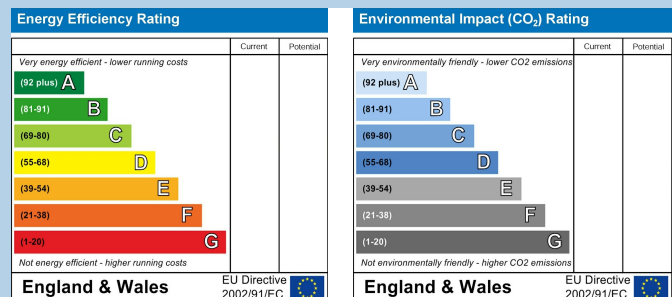
Ground rent: £??? Reviewed: ???

## VIEWING

By appointment with the owner's sole agents as over.

## 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.



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 Agents or Vendors. 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.