

2 Marybrook Mews, Berkeley,
GL13 9FN

£1,395 PCM



Modern four bedroom townhouse located in Berkeley town centre and close to amenities.

Accommodation over three floors with entrance hall, living room, downstairs wc, kitchen/breakfast room with integrated appliances and double doors to garden, two double bedrooms on first floor with shower over bath and two further double bedrooms on top floor with shower room. Further benefits include enclosed garden with shed, two allocated parking spaces, electric car charging point and gas central heating. Council Tax Band D. Energy Rating B.

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Situation

This property is located within walking distance of Berkeley town centre. The historic town is famous for its Castle and Jenner Museum and has a most attractive High Street with a good range of local retailers along with primary school. The town is situated in the Berkeley Vale, which provides a range of country walks including the nearby Deer Park and Cattle Country. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

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 Hall

Downstairs WC

WC, wash basin and vinyl flooring.

Living Room 4.93m x 3.10m (16'2" x 10'2")

With carpeted flooring and window to front.

Kitchen/Breakfast Room 4.29m x 3.56m (14'0" x 11'8")

Range of wall and base units with built in fridge/freezer, washer/dryer, dishwasher, single oven, gas hob, gas boiler, storage cupboard and window and doors to rear garden.

Stairs to First Floor Landing

Bedroom One 4.29m x 3.48m (14'0" x 11'5")

With carpeted flooring, wardrobe and two windows to rear.

Bedroom Two 4.29m x 2.57m (14'0" x 8'5")

With carpeted flooring and two windows to front.

Bathroom

White suite comprising of wash basin, WC, bath with shower over and tiled flooring.

Stairs to Top Floor Landing

Bedroom Three 4.29m x 3.48m (14'0" x 11'5")

With carpeted flooring, wardrobe, window to front.

Bedroom Four 4.29m x 2.57m (14'0" x 8'5")

With carpeted flooring and window to rear.

Shower Room

White suite comprising of wash basin, WC, shower cubicle and tiled flooring.

Externally

Enclosed garden to rear with astroturf lawn, patio and rear access gate, two allocated parking spaces to front and electric car charging point.

Agents Note

Available Date: 20th January 2026

Minimum Tenancy Length: 12 months

Deposit: £1605.00

Council Tax Band: D

Energy Rating: B

Minimum Annual Income Requirement: £41,850

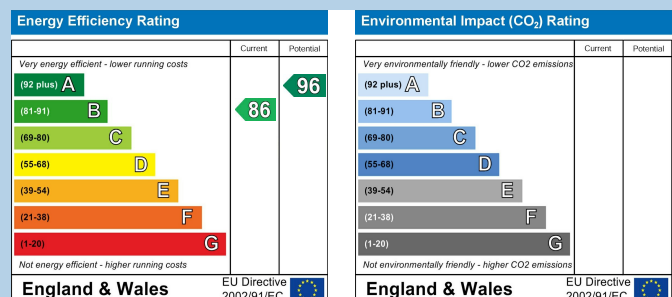
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Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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