

HUNTERS®

HERE TO GET *you* THERE



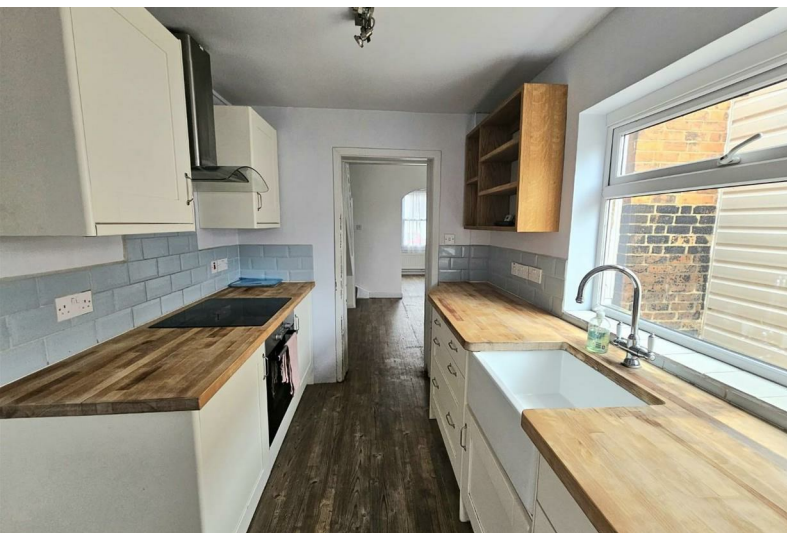
18 New Street

Newtown, Berkeley, GL13 9NN

£220,000



Council Tax: B



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Situated on New Street in the village of Sharpness, near the historic market town of Berkeley, Gloucestershire, this charming period property offers deceptively spacious accommodation arranged over two floors.

Upon entering, you are welcomed into a sitting area, which flows through to the dining area, with stairs rising to the first floor. To the rear of the property is a fitted kitchen, complete with oven and hob, leading into a useful rear lobby and utility area. A door provides access to the rear garden.

Upstairs, the landing provides access to a generously sized family bathroom, featuring both a bath and separate shower cubicle. There are also two well-proportioned bedrooms, offering comfortable and versatile accommodation.

Externally, the property benefits from a good-sized rear garden, incorporating paved patio areas and a lawn extending towards the rear. At the end of the garden is off-road parking for one vehicle, together with a useful storage shed.

Newtown is a small and sought-after village on the outskirts of Berkeley, offering a peaceful semi-rural setting whilst remaining conveniently close to a range of local amenities. The historic market town of Berkeley is just a short distance away and provides independent shops, cafés, a primary school, doctor's surgery and the renowned Berkeley Castle.

The area is well placed for commuters, with excellent road links via the A38 and M5 motorway, providing straightforward access to Gloucester, Bristol and Cheltenham. Nearby Cam & Dursley railway station also offers direct rail services to Bristol and Birmingham.

Surrounded by attractive Gloucestershire countryside, the area offers an abundance of walking and cycling routes, making it an ideal location for those seeking a balance between village living and everyday convenience.

- Terraced Period Property
- Fitted Kitchen to Rear
- Bathroom with Bath and Shower
- Off Street Parking

- Sitting Room and Dining Room
- Two Good Size Bedrooms
- Generous Rear Garden
- No Onward Chain



Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Road Map



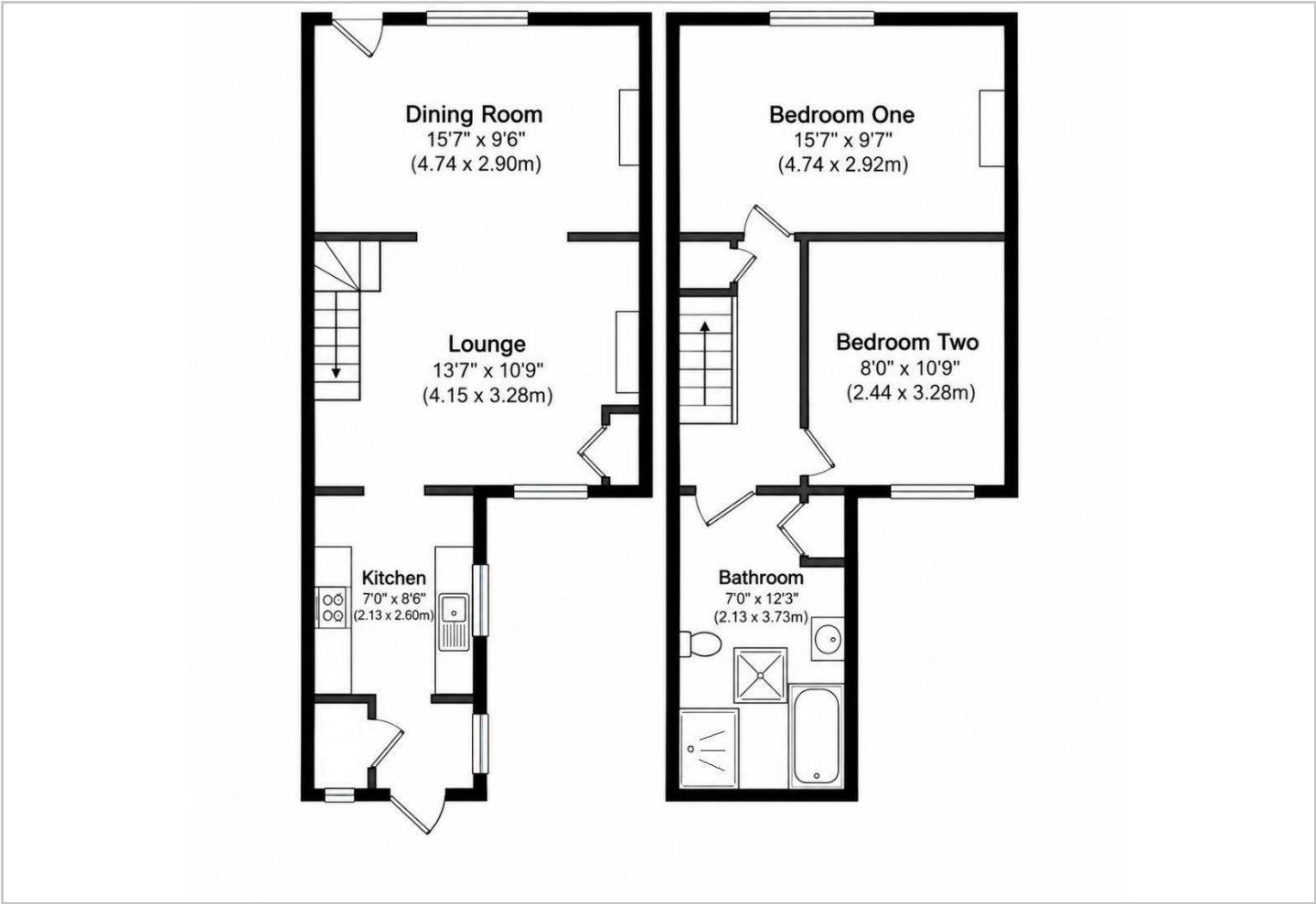
Hybrid Map



Terrain Map



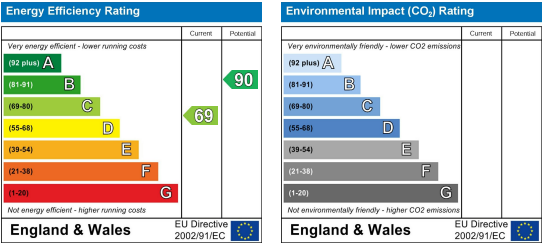
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.