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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.

41 Lantern Close, Berkeley,  
GL13 9DE

Asking Price  
**£250,000**



WELL-PRESENTED TWO-BEDROOM HOME IN A SOUGHT-AFTER BERKELEY LOCATION, JUST A SHORT WALK FROM THE TOWN CENTRE. FEATURING A MODERN KITCHEN, UTILITY CUPBOARD, SPACIOUS LOUNGE WITH GARDEN ACCESS, AND TWO WELL-PROPORTIONED BEDROOMS AND FAMILY BATHROOM ON THE FIRST FLOOR. EXTERNALLY THERE IS A LOW-MAINTENANCE GARDEN, GARAGE, AND OFF-ROAD PARKING. IDEAL FOR FIRST-TIME BUYERS OR INVESTORS. EPC: D

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# 41 Lantern Close, Berkeley, GL13 9DE

## SITUATION

This property is located in the sought after area of Lantern Close, Berkeley only a short walk from the historic town centre. The town has a range of shops along with primary school and doctors surgery. Also, within walking distance is Berkeley Castle and the Jenner Museum. Berkeley is well placed for travelling throughout the South West via the A38 and M5/M4 motorway network bring the large centres of Bristol, Gloucester and Cheltenham within easy commuting distance. The nearby village of Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

## DIRECTIONS

If travelling from the M5 or the A38 follow the signs for Berkeley on the B4066 for approximately half a mile to the roundabout, continue straight across passing the Castle entrance on the left hand side. On entering the town continue along Canonbury Street and just after the central reservation proceed in a forward direction on to Salter Street, passing the rank of shops and turn left into Stock Lane, proceed for approximately 100 metres taking the next left hand turning onto Lantern Close.

## DESCRIPTION

This property has been in the same ownership for just over three years and has been lovingly enjoyed by the current owner. The property benefits from a modern kitchen with a range of fitted units, a bright and spacious lounge with patio doors opening to the rear, and two good-sized bedrooms on the first floor. Additional features include useful storage throughout, a convenient utility cupboard, and a family bathroom. Externally is a low maintenance garden with rear access to a single garage. There is parking for one car in front of the garage.

## 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).

## ON THE GROUND FLOOR

## ENTRANCE HALL

Double glazed door, radiator, stairs to first floor.

## UTILITY CUPBOARD

Double glazed window, radiator, plumbing for washing machine, worktop.

## KITCHEN 2.78m x 1.70m (9'1" x 5'6")

Range of wall and base units, inset gas hob and oven, extractor over, tiled splashbacks, space for fridge freezer, space for dishwasher, tiled floor, double glazed window.

## LOUNGE 4.71m x 3.65m (15'5" x 11'11")

Double glazed patio door, radiator, understairs cupboard, room thermostat.

## ON THE FIRST FLOOR

## LANDING

Access to loft.

## BEDROOM ONE 3.66m x 2.76m (12'0" x 9'0")

Double glazed window, radiator.

## BEDROOM TWO 3.04m x 2.77m (9'11" x 9'1")

Double glazed window, radiator, airing cupboard housing hot water cylinder, built-in wardrobes.

## BATHROOM

Bath with mixer rainfall shower, vanity wash hand basin, low level WC, heated towel rail, inset ceiling spotlights.

## EXTERNALLY

The rear garden benefits from flagstone patio, tap, stone gravel, flower borders and is fully enclosed by wood panel fencing. There is a rear pedestrian gate leading to Coach Close (leading to town centre), a further pedestrian gate leads to the front of the property which has GARAGE (5.16 x 2.52) which benefits from up and over door to front and double glazed door to rear.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Maintenance Charge: £103.32 payable to Meadfleet every six months.

Council Tax Band: B

Broadband: Fibre to the Premises

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

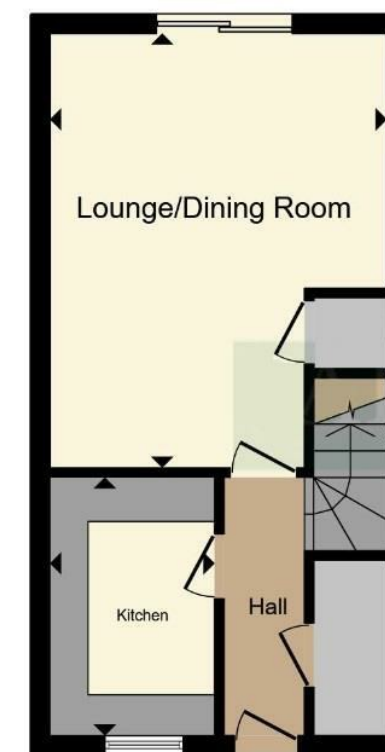
## VIEWING

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

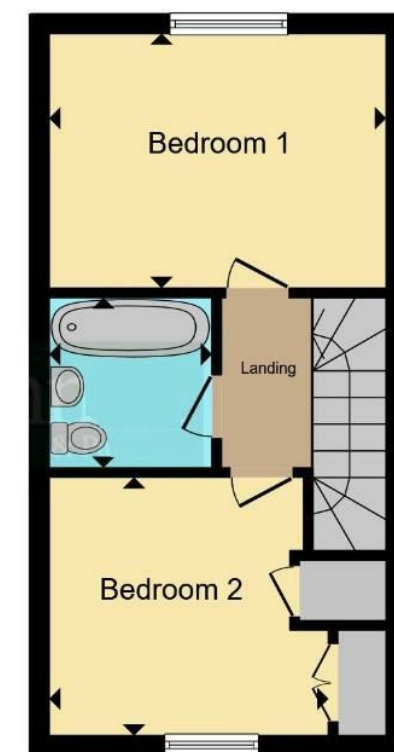
## FINANCIAL SERVICES

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.



Ground Floor



First Floor

Total floor area 56.4 sq.m. (607 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

