

HUNTERS[®]

HERE TO GET *you* THERE



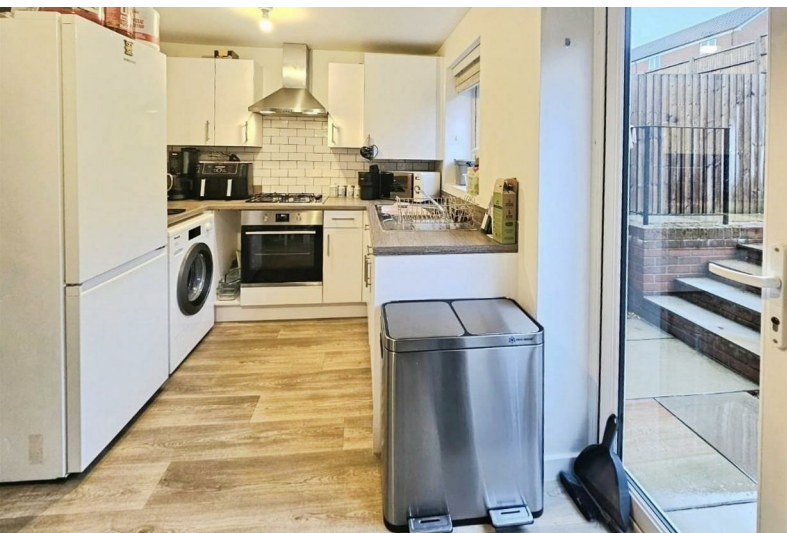
18 Chamberlayne Crescent

Berkeley, GL13 9FL

£240,000



Council Tax: B



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Entrance

Via front door to hallway with stairs to first floor landing, radiator, doors to:

Cloakroom

Frosted window to front aspect, WC, wash hand basin, radiator.

Living Room

15'1" max x 8'11" max (4.61m max x 2.73m max)
Window to front aspect, radiator, understairs storage cupboard.

Kitchen/Dining Room

12'7" x 8'0" (3.85m x 2.46m)
Fitted with a range of modern wall and base units with work-surfaces over, cupboard housing combination boiler, fitted oven and hob with extractor over, stainless steel sink unit, space for tall fridge/freezer and washing machine, radiator, window and French doors to garden.

First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space and doors to:

Bedroom

12'10" narr to 9'4" x 8'5" (3.92m narr to 2.86m x 2.59m)
Two windows to front aspect, built-in over stair cupboard, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, wash hand basin, WC, radiator, part tiled walls.

Bedroom

12'10" x 8'2" (3.93m x 2.51m)
Window to rear aspect, radiator.

Outside Front

There is a small shingle area to the front with path to front door and parking for two cars.

Outside Rear

The rear garden is enclosed with fencing with gated access to front, patio seating areas and an area laid to astro-turf.

Agents Note

Please note there will be a management charge, please enquire of agent.

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.

Found on the popular Persimmon development on the outskirts of the Historic castle town of Berkeley, this well presented terraced home has lovely open views to the front. Stepping inside the property you are met by a welcoming hallway leading to the downstairs cloakroom and lounge. The lounge has a window overlooking the front to enjoy the views to the front with a door leading to the modern fitted kitchen/breakfast room with a range of modern units and French doors leading to the pretty rear garden. On the first floor you will find two double bedrooms, the main having countryside views, and family bathroom. Outside the property has driveway parking to the front with a well maintained rear garden with patio area and rear path leading to the front of the property.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and coffee shops and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

- Popular Canonbury Park Development in the Historic Castle Town of Berkeley
- Extremely Well Presented Terraced Home
- Lounge Leading to the Fitted Kitchen/Breakfast Room
 - Family Bathroom
 - Allocated Parking for Two Cars
- Open Views to the Front
- Entrance Hallway with Cloakroom
 - Two Double Bedrooms
 - Enclosed Rear Garden
- Remainder of Warranty and NO ONWARD CHAIN



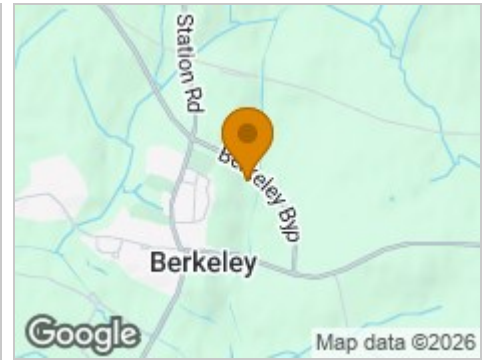
Road Map



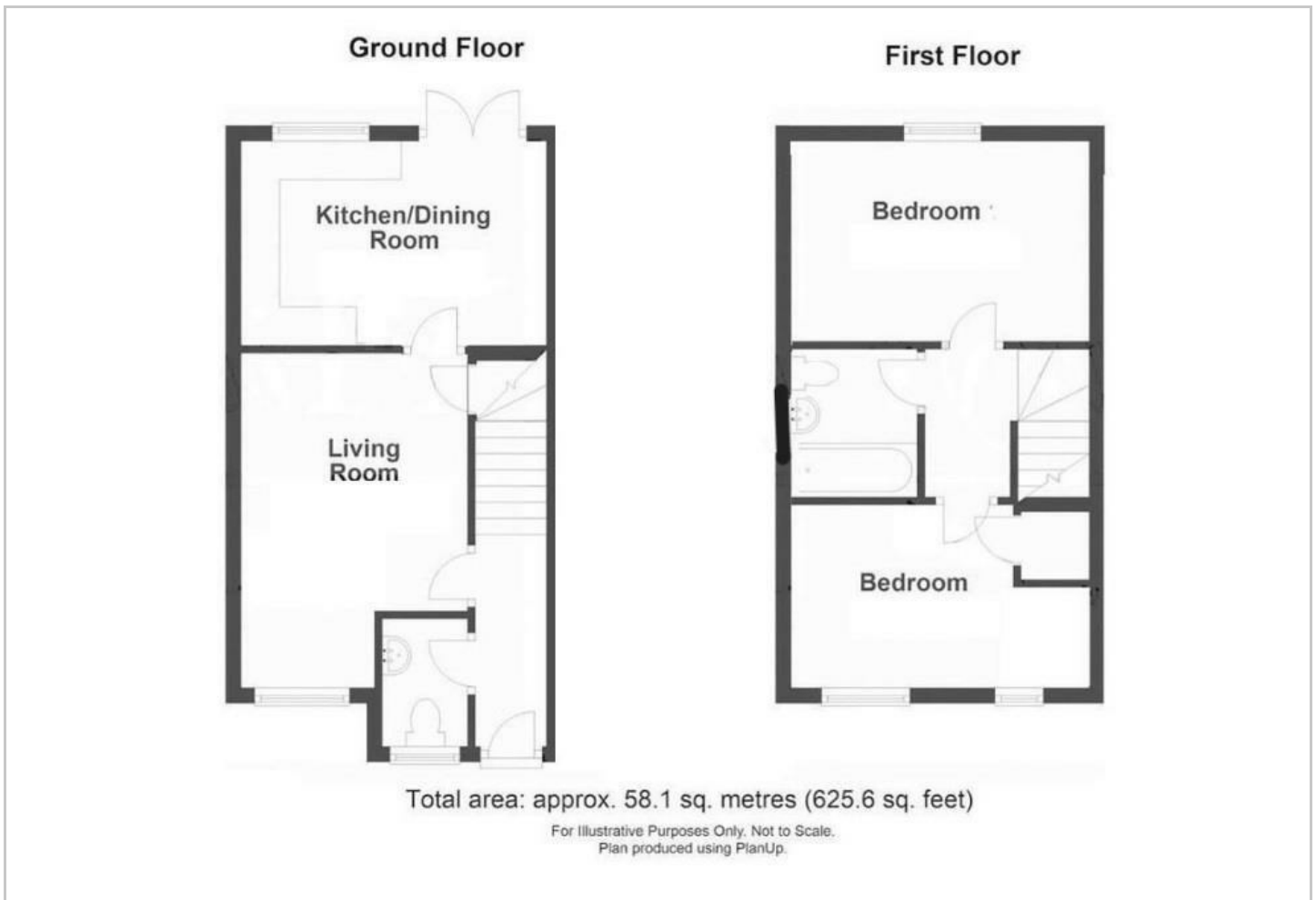
Hybrid Map



Terrain Map



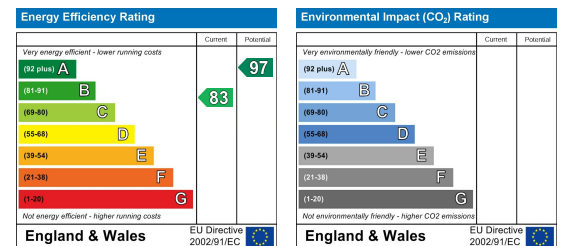
Floor Plan



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.