



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



ESTATE AGENTS
GLOUCESTERSHIRE

46 CHAMBERLAYNE CRESCENT, BERKELEY, GLOUCESTERSHIRE, GL13 9FL

The Property

A lovely example of a modern two bedroom home, enjoying an enviable end of terrace position looking over open fields to the front. With a driveway for two cars, enclosed, easy to manage rear garden, contemporary fitted kitchen/breakfast room, sitting room and two double bedrooms served by a bright, modern bathroom, this is an attractive, ready to move into property.

To the front is parking for two cars, together with a small area providing space to sit out and enjoy the view across the green fields and countryside beyond. The front door opens into an entrance hall, with stairs rising to the first floor and access to a convenient cloakroom.

The sitting room is a comfortable and welcoming space, finished in a monochrome palette with wood effect flooring adding warm tones, half height wall panelling adding style and character, and offering plenty of room for generous seating. It has a relaxed feel with the layout flowing naturally through towards the rear of the property.

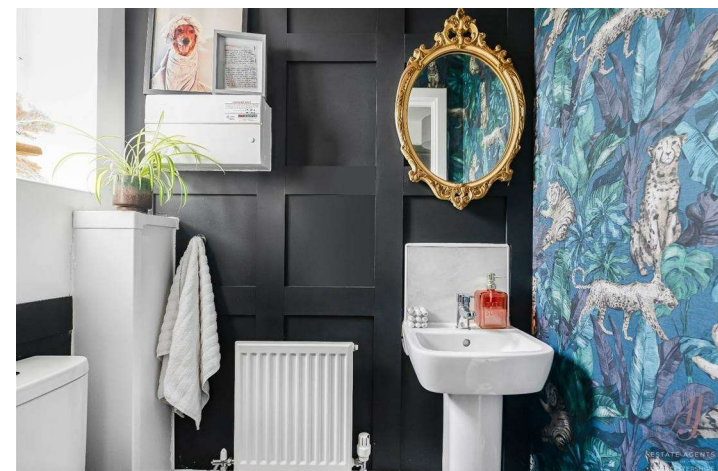
To the rear, the kitchen/breakfast room is fitted with a range of contemporary matt black wall and base units complemented by contrasting white and grey quartz style work surfaces. There is an integrated oven, gas hob and extractor, together with space for fridge/freezer, washing machine and dishwasher. The dining area provides enough space for a breakfast table and chairs, creating an easy everyday space for meals and entertaining, while French doors open directly onto the rear garden, allowing plenty of natural light into the room and linking the inside and outside space beautifully.

Stairs rise to the first-floor landing, where doors lead to two generous double bedrooms and the family bathroom. Bedroom one is positioned to the front and is a lovely bright double bedroom, enjoying a wealth of natural light. The room has been given real personality with attractive deep green painted panelling behind the bed, creating a smart focal point and adding warmth and depth to the room. There is ample space for a double bed together with freestanding wardrobes and additional bedroom furniture.

Bedroom two is positioned to the rear and is again a double bedroom, enjoying a pleasant outlook across the garden and beyond. Light and comfortable, it offers room for a double bed and freestanding furniture and would work equally well as a guest room or home office if required.

The family bathroom is fitted with a modern white suite comprising a low flush WC, wash hand basin set within useful vanity storage and panelled bath with shower over and glazed screen. Neutral-toned tiling gives the room a clean, contemporary feel, while the large window allows in a wealth of natural light.

Overall, the property has a lovely sense of space for a two-bedroom home, with well-balanced accommodation and two double bedrooms and would make an excellent first-time purchase.





Outside

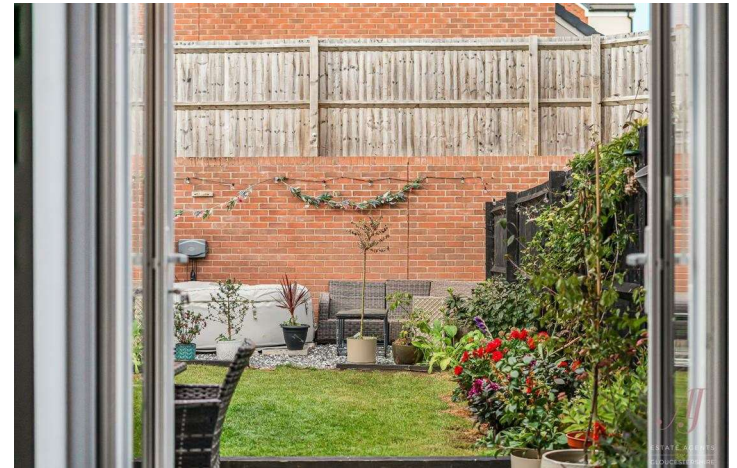
To the front, the property has parking for two vehicles, together with a small seating area offering a pleasant spot to sit out and enjoy an evening drink while taking in the open outlook across the green space and countryside beyond.

To the rear, the garden is a particularly attractive feature and has been thoughtfully arranged to create a lovely balance of seating, lawn and established planting. Immediately outside the dining kitchen is a paved terrace, providing an ideal area for outdoor dining and entertaining, with plenty of room for a table and chairs beneath the parasol.

From here, the garden opens onto a neatly maintained lawn, bordered by a variety of established shrubs, colourful planting and climbing plants which soften the boundaries and add plenty of seasonal interest.

Towards the far end of the garden is a further seating area, creating another lovely place to relax and enjoy the later afternoon or evening sun.

The garden is enclosed by fencing, giving a good degree of privacy and making it practical for children or pets, while still remaining manageable and easy to maintain



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band B and EPC rating B





Location

Berkeley, Gloucestershire, is a charming historic market town offering a welcoming community and a wide range of local amenities. The town centre features independent shops, cafés, pubs, a post office, library, and community centre, providing all the essentials within easy reach. Berkeley Castle and Gardens, along with Dr Jenner's House and Museum, add rich cultural and historical character to the area, while St Mary's Church offers a beautiful architectural landmark. The nearby Gloucester and Sharpness Canal and surrounding countryside provide wonderful opportunities for scenic walks, cycling, and outdoor activities. Residents also benefit from local primary schooling, healthcare facilities, and convenient access to neighbouring towns and transport links.

Ideally positioned for travel, Berkeley lies approximately 16 miles southwest of Gloucester and around 18 miles north of Bristol, both accessible in around 25–30 minutes by car via the A38 and M5. Although the town itself does not have a railway station, Cam & Dursley Station is just 6 miles away, offering regular direct train services to Gloucester, Bristol Temple Meads, Cheltenham, and Birmingham. This excellent connectivity allows residents to enjoy the tranquillity of rural living while remaining well connected to nearby cities and amenities.



Directions

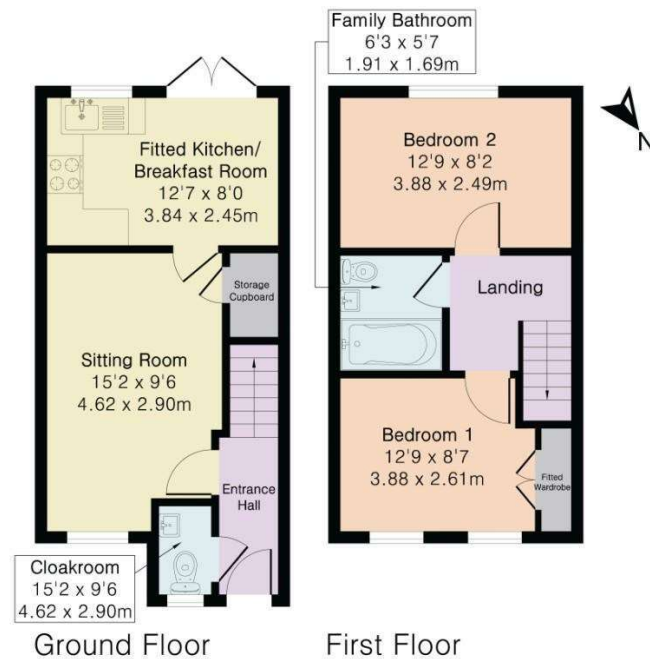
From Junction 13 of the M5, take the exit signposted for Stroud and Dursley, then follow signs for the A38 towards Bristol. At the roundabout just after the junction, take the third exit onto the A38 southbound. Stay on the A38 for about 6 miles, passing through Whitminster and Cambridge. When you reach the turning for Berkeley and Sharpness, take a right onto the B4066 (Berkeley Road). Continue past Cattle Country and turn right at the next roundabout onto the Berkeley bypass. Continue along and take the first turning left onto Edward Way. Take the next left onto Chamberlayne Crescent where you will find no.46 just over halfway along on the right, as denoted by our For Sale board. What3words: ///tortoises.mills.smirking



Approximate Gross Internal Area 618 sq ft - 58 sq m

Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 298 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.