

# HUNTERS<sup>®</sup>

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39 Salter Street

Berkeley, GL13 9BU

Guide Price £300,000



Council Tax: D





# 39 Salter Street

Berkeley, GL13 9BU

Guide Price £300,000



## Entrance Hallway

Via part glazed door to entrance hallway with door to:

## Lounge

13'6 x 12'3 (4.11m x 3.73m)

Window to front aspect with window seat having storage below, radiator, feature fireplace with woodburning stove on hearth, alcoves with shelving and built-in cupboards, exposed beams, wood flooring.

## Kitchen/Dining/Family Room

19'9 max x 15'4 max (6.02m max x 4.67m max)

## Kitchen Area

Fitted with modern shaker style wall and base units with work-surfaces over, inset stainless steel circular sink and drainer units, fitted oven and gas hob with extractor hood over, tiled splash-backs, island unit with storage below. Integrated appliances including washing machine, dishwasher and fridge/freezer. Tiled flooring, radiator, inset ceiling spotlights, roof light window, window and glazed door to rear and stairs to first floor landing.

## Dining/Family Area

Understairs storage cupboard, radiator, tiled flooring, exposed beams, inset ceiling spotlights.

## Cloakroom

9'1 x 5'11 (2.77m x 1.80m)

WC, wash hand basin, window to side, wall mounted boiler and hot water cylinder.

## First Floor Landing

From the kitchen area stairs lead to first floor landing with doors to:

## Bedroom One

12'2 x 10'3 (3.71m x 3.12m)

Window to front aspect, radiator, built-in wardrobes, inset ceiling spotlights.

## Bedroom Two

12'3 x 7'1 (3.73m x 2.16m)

Window to front aspect, radiator.

## Bathroom

Fitted with a white suite comprising wc, wash handbasin, p-shaped bath with shower over and glazed shower screen, frosted window to rear, tiled flooring and walls, inset ceiling spotlights

## Second Floor

From the first floor, stairs lead to:

## Attic Room/Bedroom Three

17'4 x 12'0 (5.28m x 3.66m)

Two windows to rear, radiator, exposed beams, inset ceiling spotlights, eaves storage cupboards,

## Outside Rear

The low maintenance rear garden is enclosed by walling and fencing and is laid to patio and brick paving. There is a useful outbuilding, store shed, shrub borders and rear access.

## Outside Front

The front garden is laid to gravel with feature tree, is enclosed by railed fencing with gate and pathway leading to front door.

## Agents Note

Please note the Attic Room/Bedroom Three does not currently have Building Regulations Approval.

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.

Tel: 01453 542 395

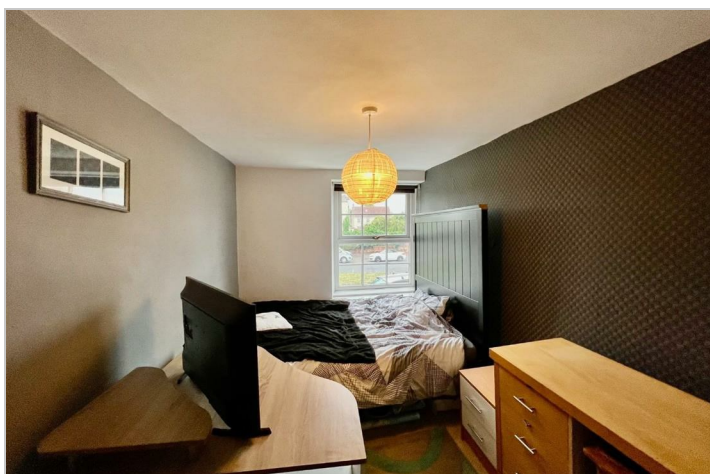
Located in the heart of the historic castle town of Berkeley, Salter Street is a deceptively spacious two bedroom terraced home, full of character and potential. The property is arranged over three floors and features a large rear garden and a versatile outbuilding/annex with power and light.

The ground floor offers a cosy front lounge with exposed beams and a wood-burning stove, perfect for relaxing evenings. To the rear, the open-plan kitchen and dining area is a sociable space ideal for family living and entertaining. On the first floor, there are two generously sized double bedrooms with built-in storage together with a family bathroom. The second floor provides a third bedroom within the attic, offering further space and flexibility; however, please note this room does not currently have Building Regulations Approval. Externally, the property enjoys a large, low-maintenance garden mainly laid to patio, with rear access and a detached outbuilding/annex -ideal as a home office, workshop, or guest space (subject to modernisation). There is also a small gravelled garden to the front.

While the house would benefit from some updating, it presents an exciting opportunity to create a charming and individual home in a popular location. Offered with no onward chain.

Berkeley is a charming town, home to the iconic Berkeley Castle and is surrounded by scenic Severn Vale countryside. The town offers a good range of local amenities including shops, cafés, and a primary school, with excellent road links via the A38 and M5, making this an ideal location for commuters travelling to Bristol, Gloucester, Cheltenham, or Bath.

- Mid Terraced Cottage
- Lounge With Feature Fireplace and Woodburning Stove
- Downstairs Cloakroom
- Low Maintenance Rear Garden
- Two Bedrooms Plus Attic Room
- Lovely Open-Plan Kitchen/Dining Family Room
- Modern Family Bathroom
- Original Features Including Exposed Beams and Thumb Latch Doors

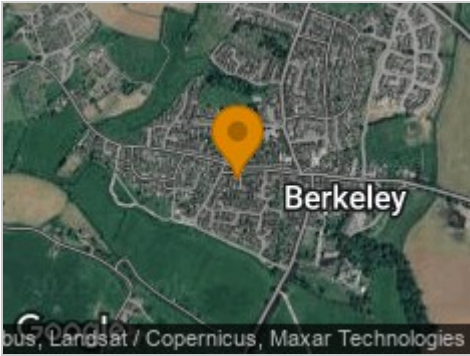




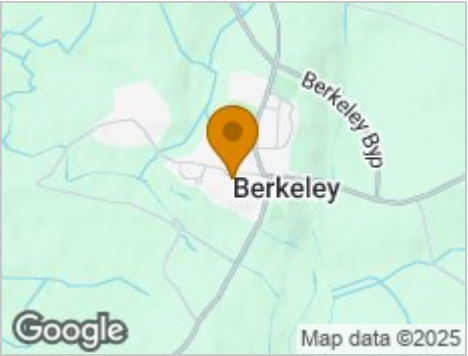
Road Map



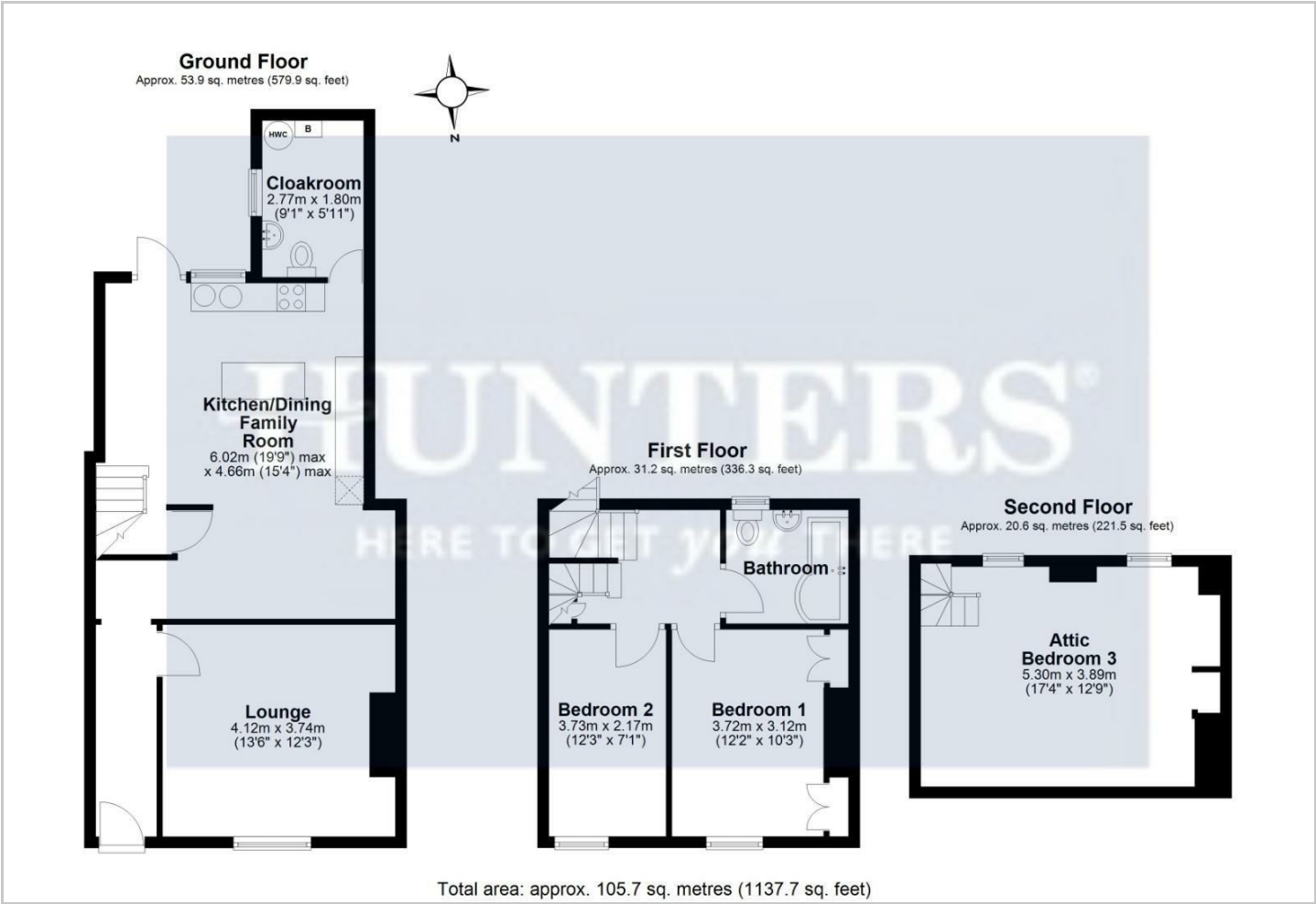
Hybrid Map



Terrain Map



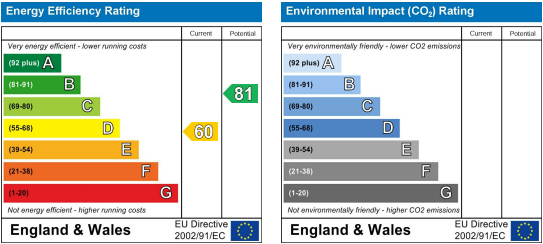
Floor Plan



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.