

HUNTERS[®]

HERE TO GET *you* THERE



8 Fishers Road

Berkeley, GL13 9AX

£275,000



Council Tax: B



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£275,000



A well-presented three-bedroom semi-detached home offering generous accommodation throughout, ideal for families and those looking for versatile living space.

The property features a bright and airy dual-aspect lounge/diner with direct views over the rear garden, creating an excellent space for both relaxing and entertaining. The well-equipped kitchen offers ample built-in cupboard space and provides direct access to the garden. A welcoming entrance hallway with stairs rising to the first floor completes the ground floor accommodation.

Upstairs, there are three bedrooms comprising two doubles and a single bedroom/study, together with a family bathroom and separate WC.

Outside, the property boasts a fantastic-sized rear garden, mainly laid to lawn, with a patio seating area adjoining the kitchen, perfect for outdoor dining and entertaining. There is also side access from the front of the property. To the rear of the garden is a substantial outbuilding with power, lighting and water connected, offering excellent potential for use as a workshop, home office or hobby room. A second outbuilding provides additional useful storage space.

To the front of the property is a private driveway providing off-road parking for multiple vehicles.

Berkeley is a historic castle town in Gloucestershire, set between the River Severn and the Cotswold escarpment, offering a charming blend of countryside living and excellent commuter links. The town is best known for the famous Berkeley Castle and its rich heritage, whilst also benefiting from a strong local community, independent shops, cafés and traditional pubs.

The area is popular with families and professionals alike thanks to its scenic surroundings, nearby countryside walks and convenient access to the A38 and M5 motorway, providing straightforward routes to Bristol, Gloucester and Cheltenham. Rail services are available from nearby Cam & Dursley station.

Berkeley also offers a range of local amenities including primary schooling, community facilities and recreational activities, with the wider Berkeley Vale providing beautiful open countryside and riverside walks.

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.

- Well-presented three-bedroom semi-detached home
 - Bright and airy dual-aspect lounge/diner
- Well-equipped kitchen with built-in cupboard space
 - Two double bedrooms and one single bedroom/study
- Large rear outbuilding with power, lighting and water

- Generous accommodation throughout
 - Direct views and access to the rear garden
 - Welcoming entrance hallway
 - Family bathroom with separate WC
- Private driveway providing parking for multiple vehicles



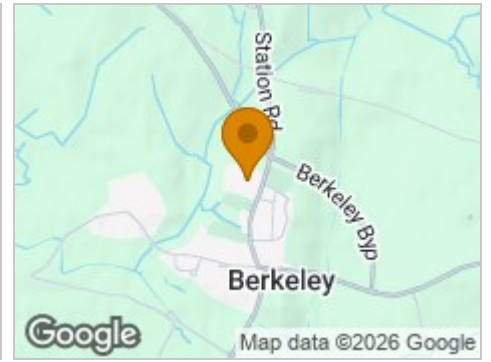
Road Map



Hybrid Map



Terrain Map



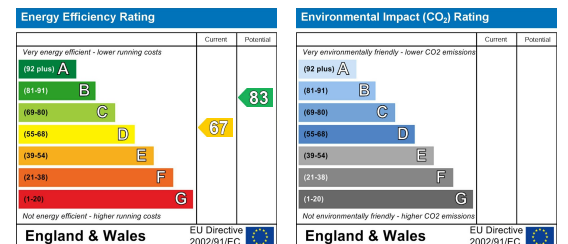
Floor Plan



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.