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10 The Brambles, Berkeley,
GL13 9EF

Asking Price
£239,000



TWO BEDROOM TERRACED HOUSE WITH LARGER THAN AVERAGE GARDEN FOR THE CUL-DE-SAC. OFFERED WITH NO ONWARD CHAIN, THIS PROPERTY IS READY FOR SOMEONE TO MOVE STRAIGHT INTO AND ADD THEIR OWN PERSONAL STAMP. THE PROPERTY BENEFITS FROM A LARGE LOUNGE/DINER, REASONABLE KITCHEN, TWO DOUBLE BEDROOMS AND SHOWER ROOM. EXTERNALLY THERE IS A LARGE, LOW MAINTENANCE REAR GARDEN AND TWO ALLOCATED PARKING SPACES. EPC: D

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10 The Brambles, Berkeley, GL13 9EF

SITUATION

This terraced property is situated at the end of this popular cul-de-sac of The Brambles which is within a few minutes walk of the town centre of Berkeley. The historic town is famous for its Castle and Jenner Museum and has a most attractive High Street with a range of local retailers along with primary school. The town is situated in the Berkeley Vale which provides a range of country walks including the nearby Deer Park. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is located between Junctions 13 and 14 of the M5 motorway. If travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed for approximately one mile and passing the Berkeley Heath Motors garage and petrol station on your right hand side take the first turning on the right onto the B4066, proceed for approximately three miles, go straight over the roundabout onto Canonbury Street, continue a further 500 metres passing the Castle on your left hand side and follow the road as it bears round to the right, continuing onto Marybrook Street, proceed approximately 200 metres and take the turning on the right into The Brambles and number 10 will be found in the first left hand corner.

DESCRIPTION

This property has been in the same ownership for a number of years and has been very well maintained in that time. Now offered to the market with no onward chain, the property is ready for someone to come in and put their own stamp on it. The property differs in size and layout of most of the immediate properties in the brambles, having much wider plot and garden with noticeable differences in the bedroom sizes too.

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

Stairs to first floor, large cupboard under stairs, upvc front door.

KITCHEN 2.43m x 2.31m (7'11" x 7'6")

Range of wall and base units, one and a half bowl sink unit with mixer tap, space for electric cooker and fridge freezer, plumbing for washing machine, tiled splashback, gas boiler, extractor fan, double glazed window, fan heater.

LOUNGE/DINER 5.39m x 3.42m (17'8" x 11'2")

Double glazed window, double glazed patio doors, radiator.

ON THE FIRST FLOOR

LANDING

Radiator, double glazed window, linen cupboard, access to loft.

BEDROOM ONE 3.54m x 2.68m (11'7" x 8'9")

Double glazed window, radiator.

BEDROOM TWO 2.78m x 2.66m (9'1" x 8'8")

Double glazed window, radiator, built-in wardrobes.

SHOWER ROOM

Suite comprising walk-in shower, pedestal wash hand basin, low level WC, heated towel rail, extractor, tiled wall, inset spot lights.

EXTERNALLY

To the front of the property there is a small gravel area

and short path to front door. The rear garden has a decking area leading to a gravelled garden with stone raised planters, shed and is enclosed by wooden panel fencing. There are two allocated parking spaces nearby.

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.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected. Gas central heating.

Council Tax Band: B

Broadband: Fibre to the Premises

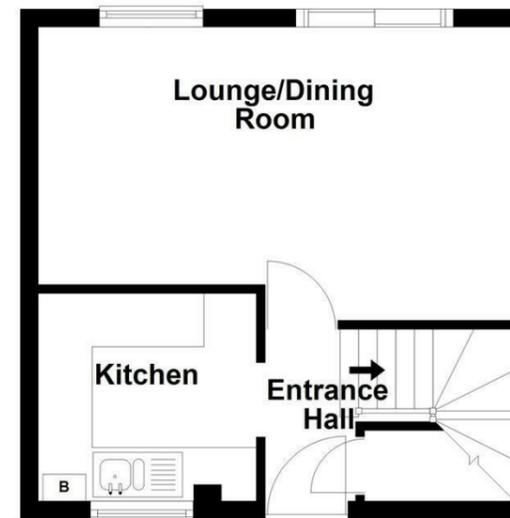
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

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

FINANCIAL SERVICES

Ground Floor
Approx. 28.4 sq. metres (305.3 sq. feet)



First Floor
Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 57.0 sq. metres (613.6 sq. feet)
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