

# HUNTERS®

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## 2 Acton Cottages

Halmore, Berkeley, GL13 9HJ

Offers Over £250,000



Council Tax: B



# 2 Acton Cottages

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Located in the rural setting of Halmore and tucked away down a single track country lane, this charming and characterful mid terraced cottage is a hidden gem and offers plenty of opportunity to put your own stamp on the property. The accommodation briefly comprises kitchen, utility, lounge, dining room, ground floor shower room and two bedrooms on the first floor. Outside the property benefits from driveway parking and a good size enclosed rear garden backing onto open fields. Offered with vacant possession and no onward chain.

The beautiful area of Halmore is located amidst the Severn Vale which has access to lovely countryside, the River Severn and the Sharpness & Berkeley Canal. The Historic Castle town of Berkeley is within easy reach with its shops, public houses, chemist, primary school and doctors surgery. The larger town of Dursley is a short drive away and provides leisure facilities, supermarkets and Rednock Secondary School. The larger centres of Bristol, Gloucester and Cheltenham can be accessed via the A38 and M5 motorway network and there is a mainline train station at Box Road, Cam providing links to London Paddington via Gloucester.

- **Mid Terraced Cottage**
- **Kitchen & Utility Room**
  - **Shower Room**
  - **Driveway Parking**
- **Two Reception Rooms**
  - **Two Bedrooms**
  - **Garden**
  - **No Onward Chain**

## Lounge

12'3 x 11'4 (3.73m x 3.45m)

Front door into lounge with UPVC framed windows, fireplace with electric fire, carpets and sliding doors, leading to the dining room.

## Dining Room

8'10 x 9'1 (2.69m x 2.77m)

With UPVC framed window having views over the garden, carpets, wall lights and radiator.

## Kitchen

8'10 x 9'11 (2.69m x 3.02m)

Fitted with a range of wall and base units having

laminated work surfaces over, ceiling light, laminate flooring, plumbing for washing machine, fridge/freezer and sink with drainer.

## Utility/Garden Room

7'2 x 8'8 (2.18m x 2.64m)

With UPVC sliding doors leading to the garden, laminate flooring, power and light.

## Shower Room

5'9 x 7'4 (1.75m x 2.24m)

Suite comprising WC, wash hand basin and shower cubicle. Laminate flooring, UPVC framed window and ceiling light.

Tel: 01453 542 395

### Hallway

With staircase leading to the first floor landing, ceiling light and Worcester combi boiler.

### First Floor Landing

From the hallway runs a staircase leading to the first floor landing.

### Bedroom One

12'3 x 11'1 (3.73m x 3.38m)

A double bedroom with built-in storage, carpets and UPVC framed windows to front.

### Bedroom Two

8'10 x 9'6 (2.69m x 2.90m)

With UPVC framed window, ceiling light, carpets and built-in cupboard.

### Outside

To the front there is driveway providing off road parking, outside light and footpath leading to the front door.

To the rear there is patio area, fenced boundaries, footpath, shed with power and light and views over farmland.

### Agents Note

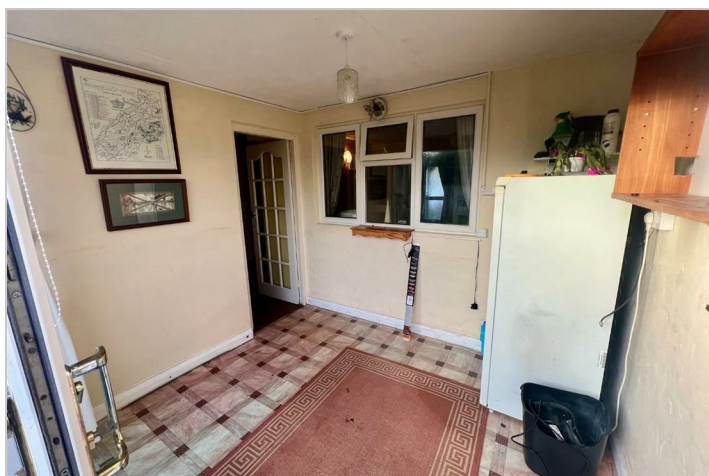
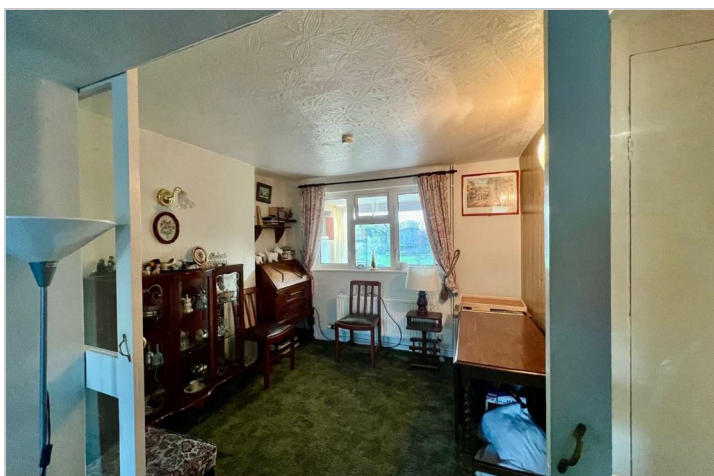
The vendor has informed us that there is a flying freehold with the adjoining property. Please ask agent for further details.

This is a probate matter which has now been granted.

A neighbouring property has access over the rear garden of number 2 to get to the rear of their property. Likewise number 2 has access across a neighbouring garden to gain access to own garden.

### Anti-Money Laundering (AML) Compliance

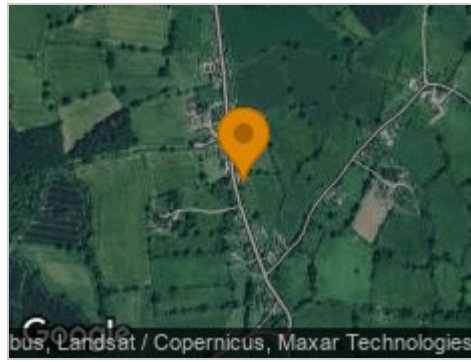
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.



## Road Map



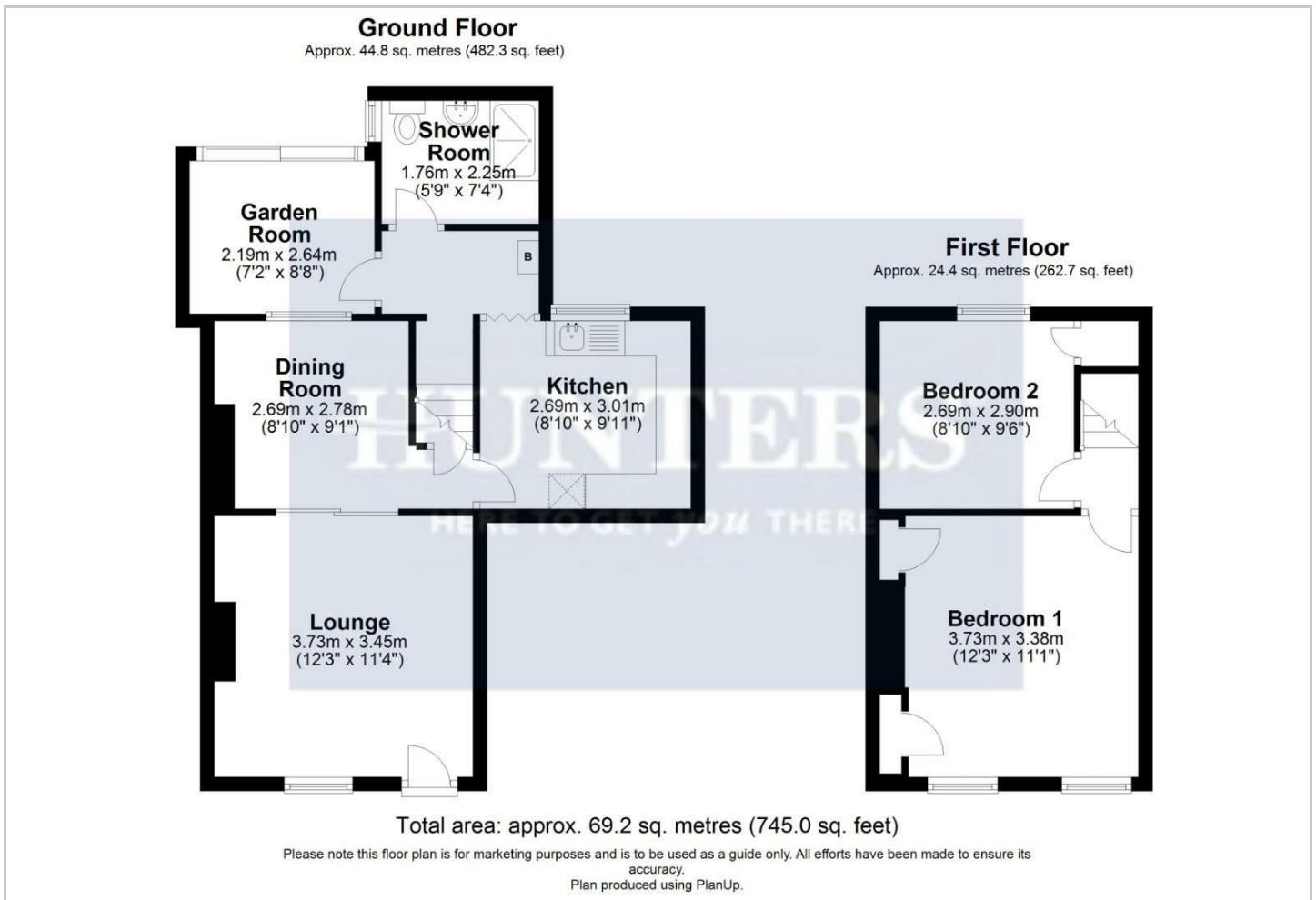
## Hybrid Map



## Terrain Map



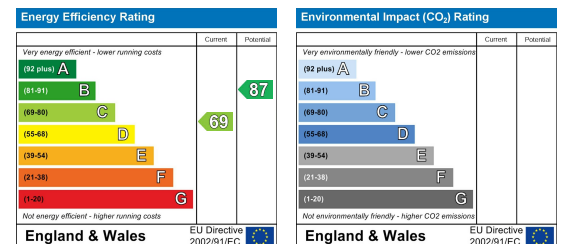
## Floor Plan



## 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.