

HUNTERS[®]

HERE TO GET *you* THERE



31 Lynch Road

Berkeley, GL13 9TE

£260,000



Council Tax: B



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Entrance Porch

Window to front aspect, parquet flooring, part glazed door, wood panel walling, radiator and leaded glazed door to sitting room.

Sitting Room

Window to front aspect with open views, radiator, open fireplace with wood burning stove on tiled hearth, opening to:

Kitchen

Window to rear aspect, fitted with a range of wall and base units with work surfaces over and inset ceramic sink with drainer and upstands, built-in oven and hob, free standing fridge/freezer, fitted wall shelving unit, ceiling spotlights, wood flooring and staircase leading to the first floor, opening to:

Rear Lobby/Hallway

Part glazed door with glazed side panel to rear garden, radiator, range of fitted cupboards with shelving, door to:

Bathroom

Window to side aspect, suite comprising bath with shower over, wash hand basin set in unit, wc, chrome heated towel rail, tiled flooring, tiled walls and ceiling lights.

First Floor Landing

Doors leading to;

Bedroom Two

Window to rear aspect having views, radiator, access to loft space, over head storage area/cupboard.

Bedroom One

Window to front aspect having open views, radiator and fitted wardrobes with gas boiler and shelving.

Front Garden

Enclosed by low stone walling with flagstone path leading to porch.

Rear Garden

An established rear garden with lower patio area and steps leading to lawned area with potting shed and woodstore, driveway parking for several cars leading to the workshop with covered canopy leading to a further patio with an established rear garden area with feature pergola which leads to a patio area with gate.

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.

We are delighted to present to the market this character filled cottage found in the sought after historic castle town of Berkeley. The cottage is entered via a porch which in turn leads to the sitting room with wood-burning stove and parquet flooring. The fitted kitchen leads from the sitting room and has a good range of units with inset sink and fitted oven and hob. Stairs lead from the kitchen to the first floor accommodation and rear lobby. The rear lobby has a glazed door leading to the rear garden and door to the bathroom with bath and over-bath shower. On the first floor there are two bedrooms both with open views. A particular feature of the property is the generous rear garden with various seating areas, parking for two/three cars, potting shed with wood-store, further workshop with covered canopy leading to a further patio area with an open view to the rear. Viewing Essential.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and coffee shops and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

- Delightful Period Cottage in the Historic Castle Town of Berkeley
 - Fitted Kitchen leading to the Rear Lobby
 - Two Bedrooms to the First Floor
 - Open Views to the Rear
- Sitting Room with Wood-Burning Stove
 - Family Bathroom
- Established Rear Garden with Seating Areas, Potting Shed with Wood-Store and Further Work-Shop
 - Parking for Several Cars



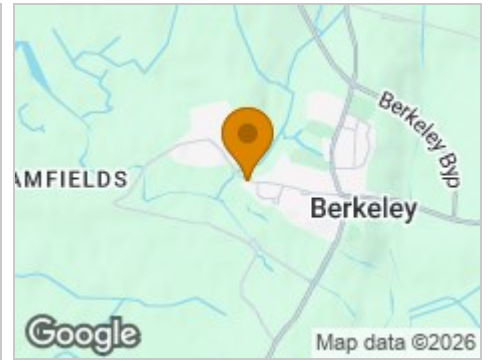
Road Map



Hybrid Map



Terrain Map



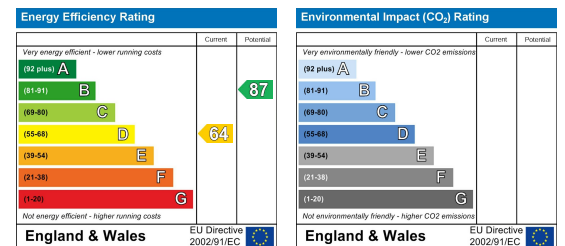
Floor Plan



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.