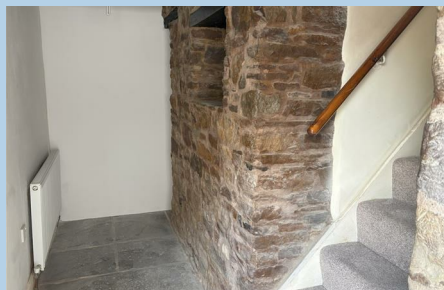


13 Canonbury Street, Berkeley,  
GL13 9BE

£995 Per Month



Charming and newly refurbished three bedroom character maisonette located in the heart of the historic town centre of Berkeley. Accommodation comprises of entrance hall, living room, kitchen/breakfast room with oven, bathroom with shower over bath and plumbing for washing machine, three double bedrooms and loft storage. On Street Parking. Gas central heating.

Council Tax Band A. Energy Rating E. Must be seen to be fully appreciated.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

lettings@bennettjones.co.uk



# 13 Canonbury Street, Berkeley, GL13 9BE

## Situation

This attractive and deceptively spacious refurbished maisonette is ideally situated in the centre of this popular historic town which is famous for its Jenner museum and castle. There are a good range of local retailers along with primary school and the town is easily accessed with the larger centres of Thornbury and Dursley via the nearby A38. The town is also popular with commuters to Gloucester, Bristol and Cheltenham and has a number of adjoining villages including Sharpness, Purton, Halmore and Hill, all within the catchment area.

## Directions

Berkeley is approached from the A38 on the west side of the M5 between Gloucester and Bristol. From the A38, proceed towards the town centre on the B4066, continue straight across at the roundabout, passing the castle on the left hand side and proceed for approximately 100m and 13 Canonbury Street will be found on the right hand side.

## 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).

## Entrance Hall

Private entrance hall with flagstone flooring.

## Stairs to First Floor

## Kitchen/Breakfast Room 5.85m x 2.86m (narrowing to 2.03m) (19'2" x 9'4" (narrowing to 6'7"))

Kitchen with a range of wall and base units, single electric oven, gas hob, double glazed window to front, adjoining breakfast room.

## Living Room 5.21m x 4.37m (17'1" x 14'4")

Spacious lounge with decorative fireplace, windows to front and rear, exposed beams and stairs to first floor.

## Bedroom Two 4.95m x 4.14m (16'2" x 13'6")

Double bedroom accessed via landing area and with carpeted flooring, two roof lights and built in double wardrobe.

## Bedroom Three 3.25m x 3.12m (10'7" x 10'2")

Double bedroom with carpeted flooring and window to front.

## Bathroom

White suite comprising of wc, wash basin, bath with shower over (screen to be fitted prior to occupation), airing cupboard, window to rear and plumbing for washing machine.

## Stairs to Top Floor

Accessed via living room.

## Bedroom One 4.31m x 3.92m (14'1" x 12'10")

Double bedroom with roof lights, exposed beams, exposed floor boards and door to large loft storage area.

## Agents Note

Available Date: 15th October 2025

Minimum Tenancy Length: 12 Months

Deposit: £1210.00

Council Tax Band: A

Energy Rating: E

Minimum Annual Income Requirement: £29,850

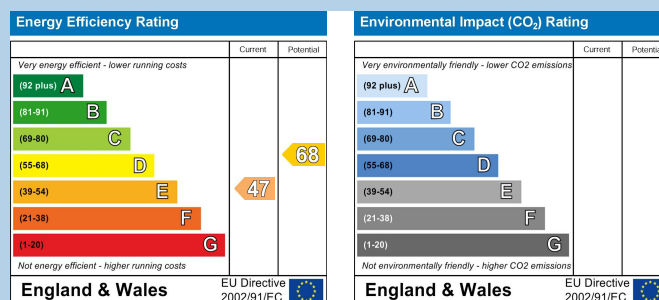
Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Electricity, Water and Gas

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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