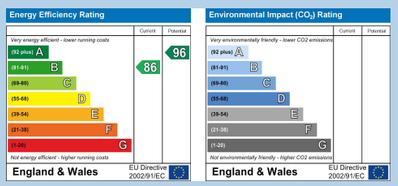
Bennett Jones PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS







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2 Marybrook Mews Berkeley GL13 9FN

Price Guide

£320,000



MODERN FOUR BEDROOM TOWN HOUSE IN SELECT DEVELOPMENT OF 12 PROPERTIES, WITHIN A SHORT LEVEL WALKING DISTANCE OF TOWN CENTRE, NO ONWARD CHAIN, DRIVEWAY PARKING FOR TWO, LOW MAINTENANCE SOUTH FACING ENCLOSED REAR GARDEN, CANOPY PORCH, ENTRANCE HALL, CLOAKROOM/3RD WC, SPACIOUS LIVING ROOM, KITCHEN/DINER, TWO FIRST FLOOR BEDROOMS, FAMILY BATHROOM, TWO TOP FLOOR BEDROOMS, SHOWER ROOM, DOUBLE GLAZING PLUS GAS CENTRAL HEATING, CONSTRUCTED 2019 WITH 10 YEARS BUILD-ZONE WARRANTY. ENERGY RATING: B.

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The Property Ombudsman
propertymark

2 Marybrook Mews, Berkeley, GL13 9FN

SITUATION

This property is located in Marybrook Mews which is off of Marybrook Street in Berkeley and is within walking distance of the historic town centre. Berkeley is famous for its Castle and Jenner Museum and has a most attractive High Street with a good range of local retailers along with a primary school. The town is situated in the Berkeley Vale, which provides a range of country walks including the nearby Deer Park and Cattle Country. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is approached via the A38 on the west side of the M5 between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066, take the first exit signposted Berkeley and continue, passing the Castle on your left hand side and continue into the town. Follow the road past the central reservation as it takes a sharp right onto Marybrook Street and take the first turning on the right hand side onto Marybrook Mews. The property will be located shortly on the right hand side.

DESCRIPTION

This home was constructed in 2019 and still benefits from the 10 year Build-zone warranty. The property has been in the same ownership for over four years and is now offered to the market with no onward chain. This select development of just 12 properties is accessed via a one-way road and is only a moments walk from the town centre yet feels tucked away and individual. The property has a low maintenance south facing rear garden and driveway parking for two. Internally, the property briefly comprises; canopy porch, entrance hall with cloakroom, spacious living room and kitchen/diner. On the first floor there are two double bedrooms and bathroom. On the top floor, there are two further double bedrooms and shower room. The property benefits from gas central heating and double glazing.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Composite and double glazed front door, radiator.

CLOAKROOM

Low level WC, radiator, wall mounted wash hand basin.

LIVING ROOM 5.10m x 3.63m (max) (16'8" x 11'10" (max))

Double glazed window to front, radiator, stairs to first floor.

KITCHEN/DINER 4.24m (max) x 3.41m (max) (13'10" (max) x 11'2" (max))

Fitted kitchen with base and wall units, laminated work surfaces over, space and plumbing for dishwasher and washing machine, electric oven, gas hob with hood over, integrated tall fridge freezer, one and half bowl sink, radiator, storage cupboard, double glazed window and French doors to garden.

ON THE FIRST FLOOR

LANDING

Radiator, stairs to top floor.

BEDROOM TWO 4.25m x 3.46m (13'11" x 11'4")

Two double glazed windows to front, radiator.

BEDROOM THREE 4.29m x 2.57m (14'0" x 8'5")

Two double glazed windows to rear, radiator.





BATHROOM

Bath with mixer shower, vanity wash hand basin, low level WC, heated towel rail.

ON THE TOP FLOOR

LANDING

Radiator, access to loft space.

BEDROOM ONE 4.25m (max) x 3.74m (max) (13'11" (max) x 12'3" (max))

Double glazed window to front, radiator.

BEDROOM FOUR 4.24m x 2.55m (13'10" x 8'4")

Double glazed window to rear, radiator.

SHOWER ROOM

Walk-in shower with mixer, vanity wash hand basin, low level WC heated towel rail, light tunnel.

EXTERNALLY

The rear garden has flagstone patio, artificial lawn and is enclosed with wood panel fencing. There is a gate to rear leading to the front of the property which has a brick paved driveway providing parking for two vehicles.

AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: D.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
There are covenants to prohibit caravans & lorries from being parked
The property is accessed via a private road. The owner will have a twelfth share on any maintenance of the road and communal areas.
The owners confirm there are currently no management charges for the property.

FINANCIAL SERVICES

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.

VIEWING

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

