

# HUNTERS®

HERE TO GET *you* THERE



## 23 New Street

Newtown, Berkeley, GL13 9NN

Offers In The Region Of £240,000



Council Tax: B



# 23 New Street

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## Offers In The Region Of £240,000



Offered to the market with no onward chain, this well-presented three-bedroom mid-terrace home has been thoughtfully improved by the current owners and is ideal for first-time buyers, families or investors.

During their ownership, our vendors have carried out a number of upgrades including replacement windows and sliding patio doors, a replacement boiler, a modern family bathroom, and an improved kitchen/dining room, allowing a buyer to move straight in.

The ground floor accommodation comprises a stylish modern family bathroom, spacious lounge with an attractive feature fireplace, creating a warm and inviting living space. To the rear is a modern kitchen/dining room, fitted with a range of contemporary units and enjoying pleasant views over the rear garden. Sliding patio doors provide direct access onto the garden, making it an ideal space for everyday family life and entertaining.

Upstairs, the property offers three well-proportioned bedrooms.

Outside, the enclosed rear garden provides a private space to enjoy, while on-street parking is available to the front of the property and the house is located opposite a shared car parking facility.

Offering modern improvements, well-proportioned accommodation and the advantage of no onward chain, this is a fantastic opportunity to purchase a home ready to enjoy from day one.

- Offered to the market with no onward chain
- Spacious lounge with feature fireplace
- Modern family bathroom
- Replacement windows
- Enclosed rear garden
- Three-bedroom mid-terrace home
- Modern kitchen/dining room with replacement sliding patio doors to the rear garden
- Loft space, ideal for additional storage
- Replacement boiler

### 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.

Tel: 01453 542 395



Road Map



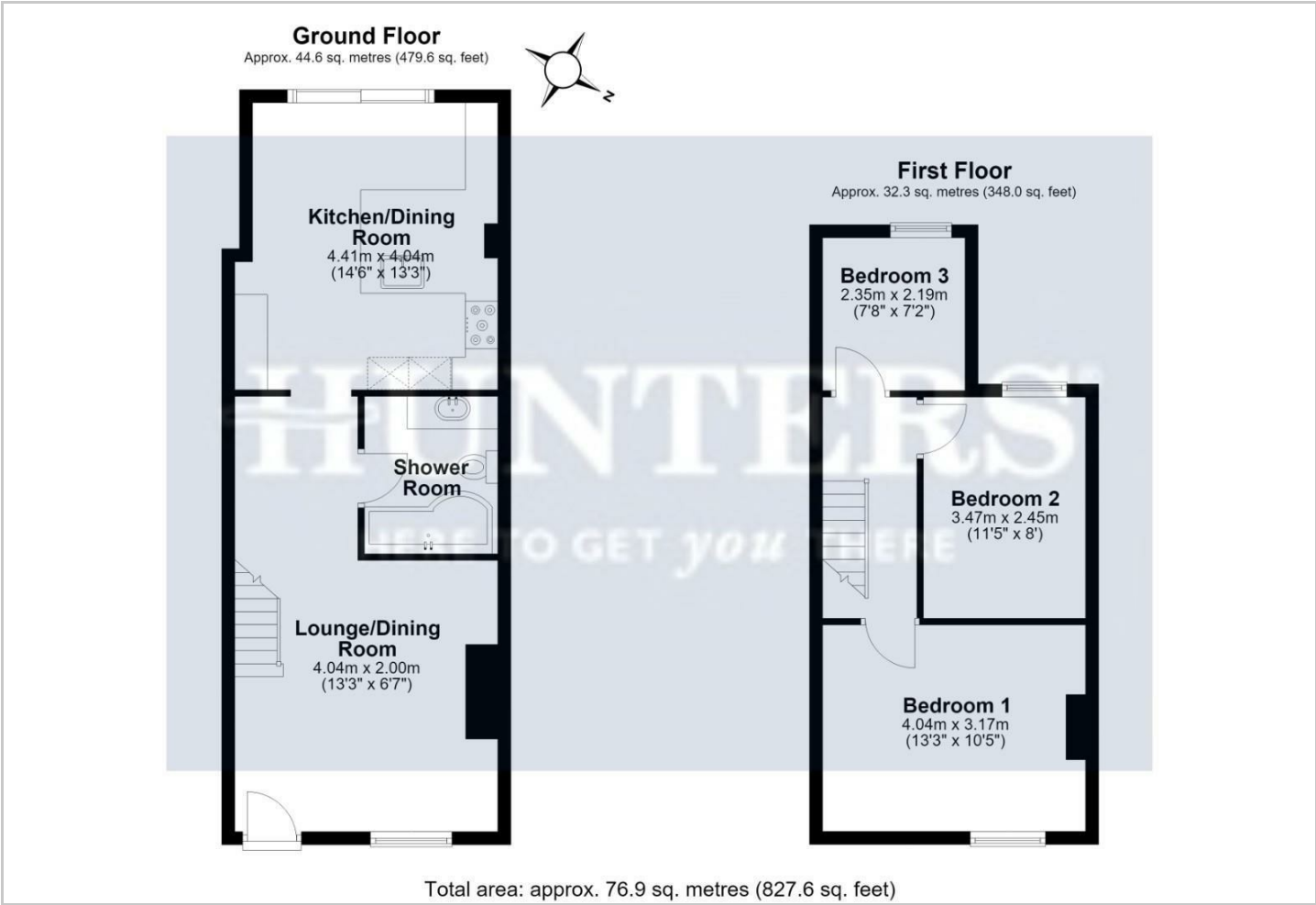
Hybrid Map



Terrain Map



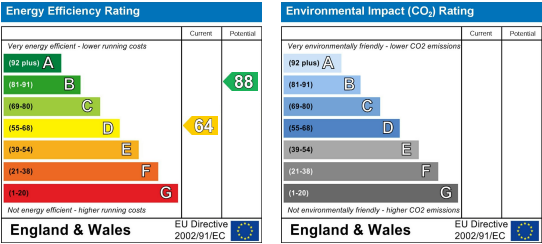
Floor Plan



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.