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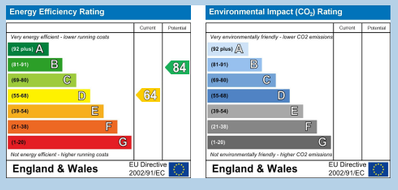
Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

48 Baylands, Berkeley, GL13 9NX

Price Guide
£220,000

TWO BEDROOM TERRACED BUNGALOW IN TUCKED AWAY CUL-DE-SAC POSITION, NO ONWARD CHAIN, BACKING ONTO OPEN FIELDS TO REAR, DRIVEWAY PARKING FOR ONE/TWO CARS TO FRONT, COMMUNAL SIDE ACCESS TO REAR, ENTRANCE HALLWAY, LIVING/DINING ROOM, KITCHEN, TWO BEDROOMS, BATHROOM, GOOD SIZED REAR GARDEN WITH TWO SHEDS, DOUBLE GLAZING PLUS GAS CENTRAL HEATING. ENERGY RATING: D.

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48 Baylands, Berkeley, GL13 9NX

SITUATION

The property is situated in the popular hamlet of Newtown, and the adjoining village of Sharpness has its own primary school and post office/convenience store. The historic town centre of Berkeley is just two miles distance, which offers a wider range of shopping facilities along with doctors surgery, Berkeley Castle, and The Edward Jenner Museum. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

From the A38 proceed towards Berkeley on the B4066, at the roundabout take the second exit on the bypass road and continue to the next roundabout, taking the second exit and proceed along this road turning right signposted Newtown and Sharpness, proceed under the railway bridge and continue, taking the third turning on the left; which is after approximately half a mile, turning left into Baylands. Continue towards the end of the cul-de-sac and turn right and the property will be located shortly on the left hand side.

DESCRIPTION

This two bedroom terraced property is one of few bungalows in the area, situated in a sought after location on the outskirts of the village and backing onto open fields to rear. Located towards the end of the cul-de-sac, the property has driveway parking for one/two cars to front and has shared side access leading to the rear good sized garden with workshop plus shed. Internally, the property briefly comprises; spacious entrance hallway, living/dining room, kitchen, bathroom and two bedrooms. The property is offered to the market with no onward chain and benefits from double glazing and gas central heating.

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).

SMALL OPEN ENTRANCE PORCH

ENTRANCE HALLWAY

Double glazed front door, radiator, access to loft space.

LIVING/DINING ROOM 4.00m (max) x 4.00m (max) (13'1" (max) x 13'1" (max))

Double glazed window to front, radiator.

KITCHEN 4.00m x 2.46m (13'1" x 8'0")

Fitted kitchen with base and wall units, laminated work surfaces over, space and plumbing for washing machine, under counter space for tumble dryer, space for tall standing fridge freezer, electric oven, gas hob with hood over, gas boiler, double glazed window and door to garden.

BEDROOM ONE 4.02m x 3.12m (13'2" x 10'2")

Double glazed window to front, radiator.

BEDROOM TWO 3.13m narrowing to 2.40m x 2.48m (10'3" narrowing to 7'10" x 8'1")

Double glazed window to rear, radiator.

BATHROOM

Bath with electric shower, wash hand basin with pedestal, low level WC, double glazed window to rear.

EXTERNALLY

To the rear of the property there is a patio and laid to lawn garden with tap and power point. The garden benefits from various shrubs and backs onto open fields to rear. There is a BRICK SHED/WORKSHOP (2.77m x 1.52m) which has single glazed window and door to side. There is a further SHED (3.00m x 1.70m) which has single glazed window to side and door to front. There is a shared passageway leading to the front of the property which has stone gravel driveway providing parking for 1/2 cars and further laid to lawn garden.

AGENT NOTES

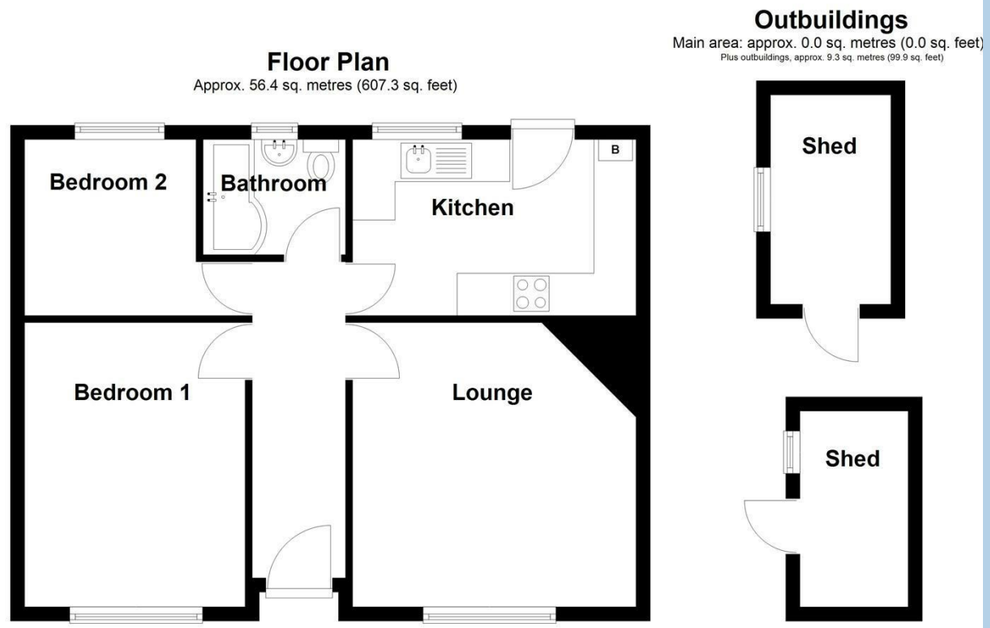
Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: B.
There is a shared passageway with the neighbour leading to rear.
Property subject to probate which has been granted.
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



Main area: Approx. 56.4 sq. metres (607.3 sq. feet)
Plus outbuildings, approx. 9.3 sq. metres (99.9 sq. feet)
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