

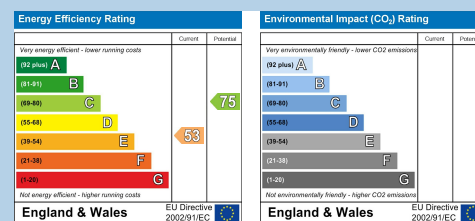


40 The Brambles Berkeley GL13 9EF

Asking Price
£135,000



OFFERED WITH NO ONWARD CHAIN. GROUND FLOOR ONE-BEDROOM FLAT SET AT THE END OF A POPULAR CUL-DE-SAC, JUST A SHORT WALK FROM BERKELEY TOWN CENTRE. OFFERING A LOUNGE WITH FRENCH DOORS TO A PRIVATE REAR GARDEN, KITCHEN, DOUBLE BEDROOM AND SHOWER ROOM. IN NEED OF SOME UPDATING, THE PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS. FURTHER BENEFITS INCLUDE ALLOCATED PARKING. EPC: E



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



40 The Brambles, Berkeley, GL13 9EF

SITUATION

This ground floor flat is situated at the end of this popular cul-de-sac of The Brambles which is within a few minutes walk of the town centre of Berkeley. The historic town is famous for its Castle and Jenner Museum and has a most attractive High Street with a range of local retailers along with primary school. The town is situated in the Berkeley Vale which provides a range of country walks including the nearby Deer Park. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is located between Junctions 13 and 14 of the M5 motorway. If travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed for approximately one mile and passing the Berkeley Heath Motors garage and petrol station on your right hand side take the first turning on the right onto the B4066, proceed for approximately three miles, go straight over the roundabout onto Canonbury Street, continue a further 500 metres passing the Castle on your left hand side and follow the road as it bears round to the right, continuing onto Marybrook Street, proceed approximately 200 metres and take the turning on the right into The Brambles and No. 41 is located towards the end of the cul-de-sac on the right hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and was most recently being used to provide rental income. Now offered to the market with no onward chain, this ground floor flat presents a great opportunities for first time buyers and investors alike. The flat is accessed through a communal hallway, leading to entrance hall, double bedroom with built in wardrobes, shower room, living room. with French doors to the rear garden and kitchen.

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).

ENTRANCE HALL

Shared entrance hallway with storage cupboard.

BEDROOM 3.02m x 2.62m (9'10" x 8'7")

Double glazed wooden windows, electric radiator.

SHOWER ROOM

Double glazed window, part tiled walls, shower cubicle, low level WC, pedestal wash hand basin, electric radiator, extractor.

LOUNGE 3.59m x 2.48m (11'9" x 8'1")

Double French doors, electric radiator.

KITCHEN 2.55m x 1.79m (8'4" x 5'10")

Space for fridge freezer and washing machine, electric oven, sink unit with mixer tap, boiler, splashback, double glazed wooden window, extractor hood and fan.

EXTERNALLY

There is an enclosed paved garden, border with shrubs, gate to rear parking for one car.

AGENT NOTES

Tenure: Leasehold

No Ground rent

Service charge: Each flat pays for their own insurance and repairs.

Services: Mains electricity, water and drainage are connected.

Council Tax Band: A

Broadband: Overhead/underground wire (not fibre)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Leasehold term: 999 years (980 years remaining).

VIEWING

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



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.

