

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 8 Leaze Close

Berkeley, GL13 9BZ

£320,000



Council Tax: C



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## Entrance Hall

Via glazed door with side panel, radiator, stairs to first floor landing, understairs cupboard, doors to:

## Dining Room

Window to front aspect, radiator, original fireplace, shelving, double glazed door to:

## Lounge

Door with large window overlooking the garden, fireplace with gas fire.

## Kitchen

Window to rear aspect, range of wall and base units with work-surfaces over, stainless steel sink unit, tiled splash-back, serving hatch, free-standing oven and free-standing fridge (available by separate negotiation), radiator, pantry, door to:

## Garage

With metal up and over door, door to garden, window to rear aspect, space for washing machine and tumble dryer, wall mounted Vaillant Boiler.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with window to side aspect, access to part boarded loft space with loft ladder, doors to:

## Bathroom

Window to side aspect, wc, wash hand basin set in unit, corner shower with Mira Shower, part tiled walls, chrome heated towel rail, electric wall heater.

## Bedroom

Window to rear aspect, radiator, cupboard with electric heater and radiator.

## Bedroom

Window to front aspect, radiator.

## Bedroom

Window to front aspect, radiator, shelving.

## Outside Rear

Beautifully maintained with an abundance of plants and shrubs and side access.

## Outside Front

With driveway parking leading to garage, further shingle area with various plants and shrubs with fencing and trellis fencing.

## 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.

Found in the popular location of Leaze Close, Berkeley, this spacious semi-detached property has been in the same ownership for over 40 years, offering excellent potential to extend (subject to the necessary consents). On entering the property you are greeted by a spacious entrance hallway which sets the tone for the rest of the property. The ground floor features a well-appointed dining room which boasts double doors that open into a welcoming lounge, creating an ideal space for family gatherings and entertaining guests with French door giving access to the beautifully maintained rear garden.

The fitted kitchen gives useful access directly into a generous garage, providing ample storage and convenience. Upstairs, you will find three well-proportioned bedrooms, perfect for family living, along with a family bathroom with shower.

The exterior of the property is equally appealing, featuring a front garden with driveway parking that leads to the garage, ensuring ease of access. The rear garden is a true highlight, well-maintained and established, offering a serene retreat filled with an abundance of plants, shrubs, and trees, perfect for enjoying the outdoors or hosting summer barbecues.

This semi-detached home in Berkeley is not just a property; it is a wonderful opportunity for families seeking a property to put their own stamp on. With its prime location it is sure to attract interest from those looking to settle in this lovely community.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and coffee shops and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

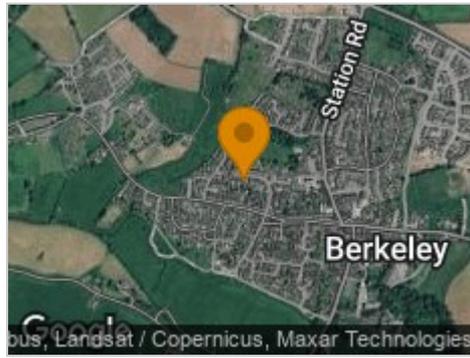
- Popular Road in Berkeley
  - Entrance Hallway
- Lounge with Double Doors to Dining Room
  - Front Garden with Driveway Parking
  - Generous Garage to Side
- Spacious Semi-Detached Family Home
  - Fitted Kitchen Giving Access to the Garage
    - Three Bedrooms and Bathroom
  - Mature, Well Established, Rear Garden
    - No Onward Chain



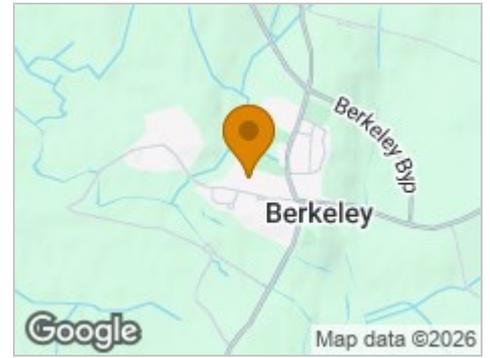
## Road Map



## Hybrid Map



## Terrain Map



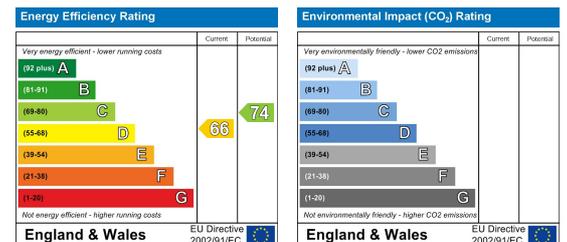
## Floor Plan



## 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.