

30 Lower Berrycroft, Berkeley,  
GL13 9AE

£122,000



IDEAL INVESTMENT/ FIRST TIME BUYER OPPORTUNITY  
CONVENIENTLY SITUATED TWO BEDROOMED GROUND FLOOR APARTMENT  
WITHIN WALKING DISTANCE OF THE HISTORIC TOWN CENTRE AND AMENITIES  
24' THROUGH LOUNGE/DINING ROOM - KITCHEN - SHOWER ROOM  
TWO DOUBLE BEDROOMS - GAS FIRED CENTRAL HEATING  
DOUBLE GLAZED WINDOWS - COMMUNAL GARDENS - TWO STORE SHEDS  
ENERGY RATING D

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# 30 Lower Berrycroft, Berkeley, GL13 9AE

## SITUATION

This property is located on Burdett Terrace just off of Marybrook Street within 200 metres walk of the historic town centre of Berkeley. The attractive town centre has a range of local retailers along with library, doctors surgery and primary school. Berkeley town is well placed for access to the adjoining towns of Thornbury and Dursley both having a wider range of shopping facilities along with leisure facilities including swimming pool, golf courses and gyms. Cam/Dursley Park and Ride Railway Station is within a ten minute drive which provides easy access to Gloucester, Bristol and Cheltenham and onward connections to the national rail network. The town is also well placed for access to the A38 and M5/M4 motorway network

## DIRECTIONS

If travelling from the M5 or the A38 follow signs for Berkeley. On entering the town via Canonbury Street proceed past the Castle entrance on the left hand side and continue for approximately 200 metres and bear right into Marybrook Street. Continue for approximately 150 metres and take the right hand turning onto Lower Berrycroft and the property can be located shortly after approximately 75 metres on the right hand side.

## DESCRIPTION

This two bedroom ground floor apartment has been in the same ownership for a number of years and occupies a convenient location close to Berkeley town centre. The property benefits from two good size bedrooms, a spacious 'L' shaped living/dining room with double glazed dual aspect windows to front and rear. Externally, there are two allocated storage sheds and also use of the communal courtyard and gardens.

## ACCOMODATION

### ENTRANCE TO FRONT

Front door leading to communal entrance hallway.

### COMMUNAL ENTRANCE HALL

Door entry system, double glazed security door leading to the entrance hall.

### PRIVATE ENTRANCE HALLWAY

Hallway with partially glazed front door and radiator.

### LOUNGE/DINER 7.65m x 3.71m narrowing to 2.56m (25'1" x 12'2" narrowing to 8'5")

This spacious lounge diner has double aspect double glazed windows to front and rear of property, two radiators and gas fire with feature surround.

### KITCHEN 2.82m x 2.64m (9'3" x 8'8")

With a range of fitted base and wall units with work surface over, inset single drainer stainless steel sink unit, double glazed window to front, electric and gas cooker point, part ceramic tiled walls, vinyl flooring, fitted cooker hood and built in airing cupboard containing hot water storage tank with electric immersion heater supplying secondary domestic hot water circulation.

### BEDROOM ONE 3.71m x 3.38m (12'2" x 11'1")

Spacious room with double glazed window to rear and radiator.

### BEDROOM TWO 3.71m x 2.31m (12'2" x 7'7")

Double glazed window to rear and radiator.

## SHOWER ROOM

Fully glazed shower cubicle with fitted electric shower, low level WC and pedestal wash hand basin, part tiled walls, chrome towel radiator, ceramic tiled flooring and double glazed frosted window to front.

## EXTERNALLY

There are pleasant communal gardens with drying area, along with two allocated storage sheds.

## AGENT'S NOTES ONE

Service Charge: Approximately £99.00 every six months.

Council Tax Band: A (£1,253.42 payable).

All mains services are understood to be connected.

## AGENT'S NOTES TWO

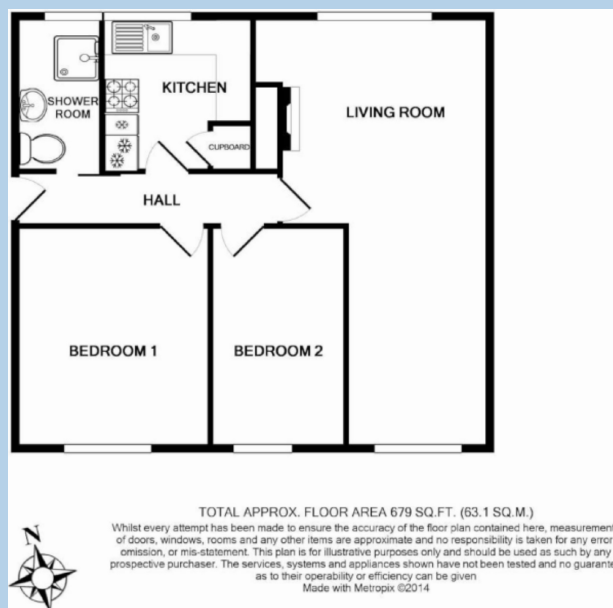
The building is currently under renovation by Stroud District Council to improve the roof and gutters of the property and interior communal areas. This cost will be included in the sale price with the current owners paying their share.

## 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Low energy efficient - Lower energy costs	Current	Potential	Low environmentally friendly - Lower CO <sub>2</sub> emissions	Current	Potential
100-120 kWh/m <sup>2</sup> A			100-120 g/kWh A		
81-100 kWh/m <sup>2</sup> B			81-100 g/kWh B		
61-80 kWh/m <sup>2</sup> C			61-80 g/kWh C		
41-60 kWh/m <sup>2</sup> D			41-60 g/kWh D		
21-40 kWh/m <sup>2</sup> E			21-40 g/kWh E		
1-20 kWh/m <sup>2</sup> F			1-20 g/kWh F		
0-20 kWh/m <sup>2</sup> G			0-20 g/kWh G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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