

1 Church Lane, Berkeley, GL13 9BN

Asking price

£250,000



CHARMING END-TERRACED COTTAGE
IN HISTORIC AND ATTRACTIVE AREA IN BERKELEY
OFF ROAD PARKING FOR ONE VEHICLE AND COURTYARD GARDEN
LIVING ROOM - KITCHEN/DINING ROOM - LEAN TO/UTILITY - TWO FIRST FLOOR
BEDROOMS - FAMILY BATHROOM - EXTENSIVELY CONVERTED ATTIC SPACES -
WITHIN WALKING DISTANCE OF TOWN CENTRE - VIEWS TO OPEN FIELDS - EXTENSIVE
DOUBLE GLAZING - GAS CENTRAL HEATING - NO ONWARD CHAIN - ENERGY RATING D

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SITUATION

This end terraced cottage is situated in an attractive and historic area within walking distance of the town centre and close to the Berkeley Castle grounds. The Jenner Museum is located close by with St. Mary's Church also being within a short walk away. Berkeley town has a range of shops along with primary school and doctors surgery. The property is well placed throughout the south west via the A38 and M5/M4 motorway network bringing the larger centres of Bristol, Gloucester and Cheltenham within easy commuting distance. The nearby village of Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS

If travelling on the M5 or A38 follow the signs for Berkeley on the B4066 for approximately half a mile to the roundabout, continue straight across passing The Castle on the left hand. Upon entering the town take the left hand turning onto High Street and proceed 150m taking the third turning on the left hand side onto Church Lane and the property will be located on the corner on the left hand side.

DESCRIPTION

This property has been in the same ownership for over nine years with the current owners having modernised the property, whilst still retaining character features. The property has benefitted from the addition of a newer kitchen and bathroom, converted loft spaces and updated, well presented courtyard garden and newly double glazed windows to parts. The property briefly comprises, living room, kitchen/dining room, lean-to/small utility. On the first floor there are two good sized bedrooms, family bathroom and access to the converted loft space. There is a courtyard garden with storage shed and decking area with off road parking for one vehicle with further on street parking located close by on Church Lane. Properties in this location rarely become available and we recommend a viewing at your earliest opportunity.

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).

LIVING ROOM 5.19m narrowing to 4.46m x 3.96m narrowing to 3.40 (17'0" narrowing to 14'8" x 13'0" narrowing to 11'2")

Double glazed sash window to front, wooden front door, woodburner in stone fireplace, radiator, stairs to first floor, exposed beams and under stairs storage cupboard, double glazed window to rear and thermostat.

KITCHEN/DINING ROOM 4.94m x 2.84m (16'2" x 9'4")

Dual aspect double glazed windows to side and front, radiator, fitted kitchen with base and wall units, granite work surface over, space and plumbing for washing machine, integrated dishwasher, stainless steel sink, electric oven, separate gas hob with extractor over, integrated under counter fridge and freezer, wooden and tiled flooring, tiled splash back, integrated microwave and under counter lighting.

LEAN TO/SMALL UTILITY

Double glazed french doors and windows to garden, tiled floor and radiator.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, inset ceiling spotlights and access to loft space which has been extensively converted and has light, ladder and insulation.

BEDROOM ONE 4.32m x 2.80m (14'2" x 9'2")

Dual aspect double glazed window to side and double glazed sash window to front overlooking open field, radiator, space and plumbing for washing machine and condenser drier, airing cupboard with Glow-Worm boiler, inset ceiling spotlights, built in wardrobe. Access to loft, which is extensively converted with loft ladder, light and power, is insulated with also double glazed Velux window.

BEDROOM TWO 2.98m x 2.63m (9'9" x 8'8")

Double glazed sash window to front with views over open field, radiator, built in wardrobes and inset ceiling spotlights.

BATHROOM

'P' shaped bath with mixer rainfall shower, combination wc and wash hand basin with mixer tap, double glazed window to rear, inset ceiling spotlights, tiled floor and part tiled walls, heated towel rail.

EXTERNALLY

The property benefits from a courtyard garden, which has brick paved driveway providing parking for one vehicle, wooden storage shed, raised beds, shrubs and flowers, wooden decking area and storage under, outside tap and access onto Church Lane and small stone gravel and shrub arrangement to the front of the property.

AGENTS NOTE

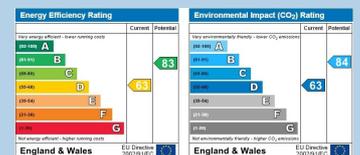
Tenure: Freehold
All mains services are believed to be connected
Council Tax Band: 'C' (£1,671.23 payable)

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.



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.