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propertymark

28 Marybrook Street,
Berkeley, GL13 9BA

Asking price
£465,000



FULLY RENOVATED AND IMPRESSIVE CHARACTER PROPERTY IN THE HEART OF BERKELEY TOWN CENTRE - IMMACULATELY PRESENTED AND FULLY RESTORED TO A HIGH STANDARD - CHARACTER FEATURES - SPACIOUS ENTRANCE HALLWAY - FULLY FITTED KITCHEN WITH APPLIANCES - LIVING ROOM - DINING ROOM - FOUR DOUBLE BEDROOMS - MASTER WITH EN-SUITE SHOWER - TOP FLOOR MULTI-ASPECT BEDROOM - CELLAR - FULLY ENCLOSED GOOD SIZED REAR GARDEN
ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

28 Marybrook Street, Berkeley, GL13 9BA

SITUATION

This property is located on the historic road of Marybrook Street in Berkeley, which is within walking distance of the town centre. The historic town of Berkeley is famous for its Castle and Jenner Museum and has a most attractive High Street with a good 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 and Cattle Country. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is approached via the A38 on the west side of the M5 between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066, take the first exit signposted Berkeley and continue, passing the Castle on your left hand side and continue into the town. Follow the road past the central reservation as it takes a sharp right onto Marybrook Street, continue past the car park on your right and the property will be located on the right hand side. Parking can be found in the car park close by, on Lower Berrycroft or directly outside the property to the front.

DESCRIPTION

This property has been recently fully renovated and updated and now offers a spacious immaculately presented character property within the heart of the historic town centre. The property benefits from being re-wired, re-plumbed and now has a new central heating system with gas fired boiler. To the rear of the property, much of the windows and doors have been replaced with new double glazing and some of the front sash windows have been retained to preserve character and identity of the historic building. Their is a new Howdens kitchen with full Lamona integrated appliances, new bathroom and en-suite, flooring and carpets throughout, and feature fireplaces to the reception rooms and bedroom. The property briefly comprises: spacious entrance hallway, living room, dining room, kitchen/ breakfast room and access to the cellar. On the first floor, there are two bedrooms, master with en-suite shower room and family bathroom. On the top floor there is a large bedroom benefiting from double glazed windows to both sides and front offering a pleasant outlook over the surrounding buildings and further double bedroom. Externally, their is a patio with good sized fully enclosed garden. Properties finished to this standard



and 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).

ENTRANCE HALLWAY

Spacious entrance with stairs to first floor, door to cellar, radiator and double glazed door to garden.

LIVING ROOM 4.80m narrowing to 4.34m x 3.67m (15'9" narrowing to 14'3" x 12'0")

Large sash windows to front with wooden shutters, feature fireplace and radiator.

DINING ROOM 4.48m narrowing to 4.00m x 3.45m (14'8" narrowing to 13'1" x 11'4")

Double glazed window to rear, radiator and feature fireplace.

KITCHEN 7.41m x 2.26m (24'4" x 7'5")

New fully fitted Howdens kitchen with base and wall units, solid wood work surface over, all 'Lamona' integrated; tall fridge freezer, dishwasher, washing machine, electric oven, separate electric hob with hood over. One and half bowl stainless steel sink and drainer, inset ceiling spot lights, double glazed window and double glazed french doors to garden.

CELLAR

ON THE FIRST FLOOR

LANDING

Double glazed window to rear, radiator, stairs to top floor, storage area with shelving, inset ceiling spotlights, airing cupboard with Vaillant gas boiler and hot water cylinder.

MASTER BEDROOM 4.35m narrowing to 4.01m x 3.67m (13'1" narrowing to 13'2" x 12'0")

Feature fireplace, radiator, sash window to front.

EN-SUITE SHOWER

Walk-in shower cubicle with rainfall mixer, low level wc, wash hand basin with pedestal, sash window to front, heated towel rail and fitted shelving.

BEDROOM 5.58m x 2.30m (18'4" x 7'7")

Dual aspect double glazed window to side and rear, inset ceiling spotlights and radiator.



FAMILY BATHROOM

Bath with rainfall mixer shower and glazed door, low level wc, wash hand basin with pedestal, heated towel rail, double glazed window to rear, inset ceiling spotlights, part tiled walls and fitted shelving.

ON THE TOP FLOOR

LANDING

Double glazed window to side.

BEDROOM 6.27m (max) x 3.65m (20'7" (max) x 12'0")

Multi-aspect double glazed windows to sides and two double glazed windows to front, two radiators and inset ceiling spotlights.

BEDROOM 4.51m narrowing to 4.28m x 3.20m (14'10" narrowing to 14'1" x 10'6")

Double glazed window to rear, radiator, access to loft space and inset ceiling spotlights.

EXTERNALLY

To the rear of the property is an stone gravel patio area with electric point, steps lead to the good size garden which is fully enclosed by wood panel fencing. To the front of the property there is a small patio with red brick boundary wall and foopath to front door.

AGENT'S NOTE

Tenure: Freehold
All mains services are believed to be connected.
Council Tax Band D (£1,979.76 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 agents as over.

