



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		58	66			53	62

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.

Caprea, Forest View Road,
Berkeley, GL13 9AW

Asking price
£350,000



"OFFERED WITH NO ONWARD CHAIN"
SPACIOUSLY ARRANGED AND WELL PRESENTED LINK DETACHED FOUR BEDROOM
HOUSE BUILT BY A REPUTABLE BUILDER - GARDEN TO THREE SIDES
AMPLE PARKING
EXTENSIVELY FITTED KITCHEN AND FAMILY BATHROOM - SPACIOUS ENTRANCE
HALLWAY - CLOAKROOM/WC - LOUNGE - KITCHEN/DINING ROOM - 4 BEDROOMS
BATHROOM - GARDENS - GARAGE - PARKING - ENERGY RATING D
MUST BE SEEN TO BE FULLY APPRECIATED

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Caprea, Forest View Road, Berkeley, GL13 9AW

SITUATION

The property is located within walking distance of the old historic market town of Berkeley. Close at hand are local facilities including a number of independent retailers, primary school and doctors surgery. Berkeley is famous for its Castle which is still owned by the Berkeley family and the nearby Edward Jenner Museum. The property is well placed for travel throughout the south west including the major centres of Gloucester, Cheltenham and Bristol via the A38 and M5/M4 motorway network.

DIRECTIONS

From the A38 approach the town on the B4066 and at the roundabout continue straight across passing the Castle on the left hand side. Continue, bearing right into Marybrook Street. Proceed through Marybrook Street, Forest View is the second turning on the left after the school and Caprea is the first house on the right hand side.

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).

SPACIOUS ENTRANCE HALLWAY

With half glazed composite door with glazed side panel, oak flooring, radiator, deep cupboard housing Worcester Gas combi boiler and having plumbing for washing machine. useful second under stairs cupboard with power point, radiator, stairs to first floor

CLOAKROOM

Fitted with white pedestal wash hand basin and low level wc, double glazed window, radiator

LOUNGE 4.95m x 3.55m (16'3" x 11'8")

With attractive lime stone fireplace fitted with coal effect living flame gas fire, oak flooring, double glazed windows to side and front, coving to ceiling, tv and telephone points, double half glazed doors to

dining room

KITCHEN/DINING ROOM

KITCHEN AREA 3.46 X 2.81 (11'4" X 9'3")

Fitted with an extensive range of white high gloss wall, floor and drawers with work tops over, under unit lighting, white tiled splash backs, dish washer, built in electric fan assisted oven oven with 5 burner gas hob over together with stainless steel splash back and extractor hood, oak flooring, ceiling, down lighters, double glazed window to rear.

DINING AREA 4.55 into bay max x 2.96 (14'11" into bay max x 9'9")

With oak flooring, double glazed doors to garden, double glazed bay window to side overlooking garden area, radiator, ceiling down lighters

ON THE FIRST FLOOR

Landing with double glazed window to side, access to roof space with ladder, light and being partially boarded, shelved airing cupboard with radiator, wood flooring,

MASTER BEDROOM 3.97 into wardrobe x 3.58 (13'0" into wardrobe x 11'9")

Fitted with a range of partially mirrored fitted wardrobes comprising hanging rail, shelving and drawers, dual aspect double glazed windows to side and front, radiator.

BEDROOM TWO 4.00 x 2.73 plus doorwell (13'1" x 8'11" plus doorwell)

Double glazed window to front, wood flooring, radiator

BEDROOM THREE 2.87m x 2.42m (9'5" x 7'11")

Radiator, wood flooring

BEDROOM FOUR 2.56m X 2.06m (8'5" X 6'9")

With double glazed window to rear, radiator, wood flooring, telephone point

FAMILY BATHROOM

Fitted with white suite comprising panelled bath with shower over, vanity wash hand basin with useful storage under, low level wc, double glazed window, extensive tiling, ceiling down lighters, radiator.

EXTERNALLY

To the front there is a paved area affording parking for several cars and a garage with up and over door 5.51m x 2.51m with over head storage, light and vent for tumble drier. There is a rear door leading into the garden. There is a lawned area to the front and path to the side leading to a lawned area which is bound by hedging. The rear garden area is partially paved making a pleasant sitting area and has raised flower borders and a small kitchen garden. The garden affords a fair degree of privacy.

AGENTS NOTE

The property is believed to be connected to all mains services
The property is Freehold
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.

VIEWINGS

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

