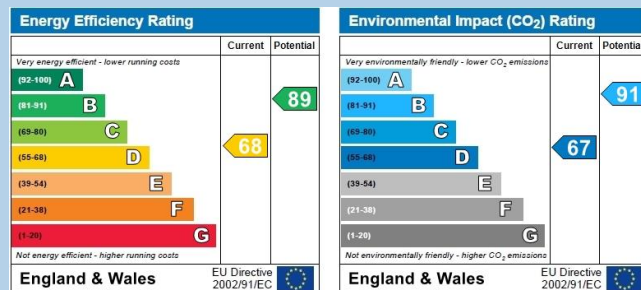




GROUND FLOOR
APPROX. FLOOR AREA 404 SQ.FT. (37.5 SQ.M.)
1ST FLOOR
APPROX. FLOOR AREA 335 SQ.FT. (31.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 SQ.M.)
4 LEWISHAM TERRACE, NEWTOWN, SHARPNESS, BERKELEY, GL13 9NP.
Whilst every attempt has been made to ensure the accuracy of the floor plan construction, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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propertymark

4 Lewisham Terrace, Berkeley,
GL13 9NP

Asking price
£190,000



**** VIRTUAL VIEWING AVAILABLE ** SPACIOUS WELL PRESENTED HOUSE CLOSE TO VILLAGE CENTRE**
ENTRANCE HALL - LOUNGE OPENING TO DINING ROOM - KITCHEN - REAR HALLWAY - BATHROOM - UTILITY - THREE BEDROOMS - GAS CENTRAL HEATING - GARDEN - PARKING - MUST BE SEEN - ENERGY RATING: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

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4 Lewisham Terrace, Berkeley, GL13 9NP

SITUATION

This good sized three bedroom terraced house is conveniently located in the centre of Newtown, which has a primary school and convenience store/post office. The nearby historic town of Berkeley, which is famous for its Castle and Jenner Museum, is within approximately two miles, the town offers a range of shopping facilities including convenience store, independent retailers and primary school.

DIRECTIONS

From the A38 proceed towards Berkeley on the B4066 in a southerly direction and on approaching the roundabout take the second exit onto the bypass road and continue to the next roundabout taking the second exit and continue on this road for approximately three quarters of a mile turning right signposted Newtown and Sharpness. Proceed underneath the railway bridge and follow the road as it bears round to the right and after a short distance New Street and Lewisham Terrace will be found on the left hand side. Turn left and No. 4 can be found towards the head of the cul-de-sac on the right hand side.

DESCRIPTION

4 Lewisham Terrace has been modernised over recent years and provides spacious family accommodation. It is accessed via entrance hall leading to living room, which in turn opens into the dining room, there is an attractive kitchen which leads to a rear

hallway, which in turn gives access to the bathroom and to the side of the property there is a utility area. On the first floor there are three bedrooms. The property has rear vehicular access with an attractive courtyard style garden. The property must be seen to be fully appreciated and we suggest 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 HALL

Having a part glazed front door, radiator and stairs to first floor.

LOUNGE/DINING ROOM 7.15m narrowing to 6.5m x 2.68m narr to 3.21m (23'5" narrowing to 21'4" x 10'3")

Having double glazed bay window to front, wooden fire surround with cast iron insert, radiator and opening to:

DINING AREA

Double glazed window to rear, attractive period style wooden fire surround with integrated mirror over and cast iron insert, under stairs storage cupboard.

KITCHEN 2.32m x 2.19m (7'7" x 7'2")

Having a range of units with wooden work

surfaces over incorporating inset stainless steel single drainer sink unit, gas cooker point with stainless steel cooker hood over.

REAR HALL

With double glazed door to utility, airing cupboard housing gas combination boiler supplying radiator central heating and domestic hot water.

BATHROOM

Having low level suite comprising pedestal wash hand basin, low level wc, panelled bath with mixer shower taps over, double glazed window and extractor fan.

UTILITY 4.86m x 1.55m (15'11" x 5'1")

Having wooden door to rear, wooden work surface, plumbing for automatic dishwasher and washing machine, tiled floor.

ON THE FIRST FLOOR

LANDING

Giving access to:

BEDROOM ONE 4.05m narrowing to 3.69m x 3.12m (13'3" narrowing to 12'1" x 10'3")

Having double glazed window to front, ornamental cast iron fireplace and radiator.

BEDROOM TWO 3.28m x 2.22m widening to 2.56m (10'9" x 7'3" widening to 8'5")

Having double glazed window to rear and radiator.

BEDROOM THREE 2.18m x 2.09m widening to 2.33m (7'2" x 6'10" widening to 7'8")

Having double glazed window to rear and radiator.

EXTERNALLY

To the rear of the property there is an enclosed garden, which is low maintenance courtyard style with gravelled area, GARDEN SHED, paved patio and access to enclosed parking area with double gates.

AGENTS NOTE

Tenure: Freehold

All mains services are understood to be connected.

Gas fired radiator central heating.

Council Tax Band: 'B' (£1,484.10 payable)

We understand there is a Right of Way which runs directly behind the property, which used to access a well and is no longer in existence. Each property has enclosed this with fencing as the property now has rear access on Jubilee Way.

FINANACIAL 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.

