

27 Lantern Close, Berkeley,  
GL13 9DE

Asking price

**£345,000**



Good sized three bedroom detached home in corner plot position, driveway, garage and good sized enclosed garden, entrance hallway, living room, conservatory, kitchen/dining room, utility room, cloakroom, three first floor bedrooms, master with en-suite shower room/third wc, bathroom, no onward chain, energy rating C

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# 27 Lantern Close, Berkeley, GL13 9DE

## SITUATION

This property occupies a prominent position in the sought after area of Lantern Close in Berkeley, which benefits from being only a short walk to the town centre. The town has a range of shops along with primary school and doctors surgery. Also, within walking distance is Berkeley Castle and the Jenner Museum. Berkeley is well placed for travelling throughout the South West via the A38 and M5/M4 motorway network bring the large 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 from the M5 or the A38 follow the signs for Berkeley on the B4066 for approximately half a mile to the roundabout, continue straight across passing the Castle entrance on the left hand side. On entering the town continue along Canonbury Street and just after the central reservation proceed in a forward direction to Salter Street and continue past the Co-op on the left hand side for approximately 200 metres and take the turning on the left into Stock Lane and proceed for approximately 100 metres, taking the left hand turning onto Lantern Close. Proceed for a further 170 metres and the property will be located on the left hand side.

## DESCRIPTION

This spacious family home occupies a corner plot position, which benefits from a good sized rear garden, garage and driveway parking, shrubs to side and steps to front door. The property briefly comprises: entrance hallway, cloakroom, living room, conservatory, kitchen/dining room and small utility to the rear. On the first floor there are three bedrooms, master having en-suite shower room, family bathroom/third wc. To the rear of the property there is a good sized enclosed garden with pedestrian access leading to side. This property is offered to the market with no onward chain 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

Steel front door and two double glazed side panels, tiled floor, stairs to first floor, small radiator.

## CLOAKROOM

With low level wc, wall mounted wash hand basin and radiator.

## LIVING ROOM 4.93m x 3.14m (16'2" x 10'4")

Double glazed window to front, two radiators, doors leading to:

## CONSERVATORY 3.30m x 2.80m (10'10" x 9'2")

Double glazed french doors and windows to garden, perspex roof, electric underfloor heating???

## KITCHEN/DINING ROOM 4.94m x 2.90m (16'2" x 9'6")

Double glazed window to front, side and rear, radiator, fitted kitchen with base and wall units, space for range gas oven, solid wood work surface over, Belfast sink, integrated dishwasher, integrated tall fridge freezer, tiled floor and inset ceiling spotlights.

## UTILITY ROOM 1.78m x 1.51m (5'10" x 4'11")

Gas boiler, space and plumbing for washing machine, storage cupboard, double glazed window and door to garden, tiled floor.

## ON THE FIRST FLOOR

## LANDING

Double glazed window to rear and radiator.

## BEDROOM ONE 3.25m narrowing to 3.03m x 3.13m (10'8" narrowing to 9'11" x 10'3")

Double glazed window to front, double built in wardrobe and radiator.

## EN-SUITE SHOWER ROOM

Shower cubicle with mixer shower, low level wc, wash hand basin with pedestal, double glazed window to front, radiator and tiled floor.

## BEDROOM TWO 3.21m narrowing to 2.66m x 2.80m (10'6" narrowing to 8'9" x 9'2")

Double glazed window to front, radiator, airing cupboard and double built in wardrobe.

## BEDROOM THREE 2.24m x 2.06m (7'4" x 6'9")

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

## EXTERNALLY

To the rear of the property there is a brick paved patio area, laid to lawn section and raised flagstone seating area. There are various flowers, shrubs, tap, pedestrian side access gate and the rear garden is fully enclosed by wood panel fencing and walls. There is a door leading to the GARAGE (5.22m x 2.56m) with light and power, storage in eaves space and front up and over door leading to the tarmac driveway providing parking for one vehicle. To the front of the property there are brick steps leading to the front door with handrail to side.

## AGENTS NOTES

Tenure: Freehold

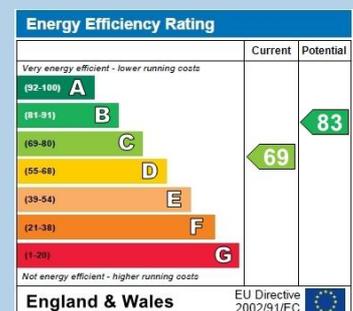
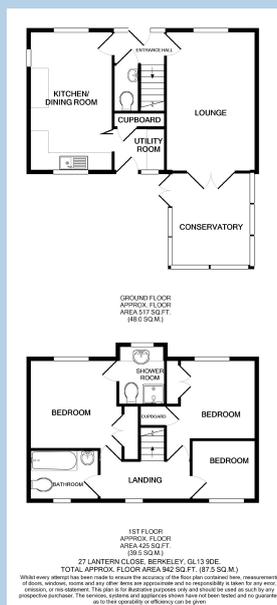
All mains services are believed to be connected

Council Tax Band: 'E' (£2,512.91 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



**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.