

HUNTERS[®]

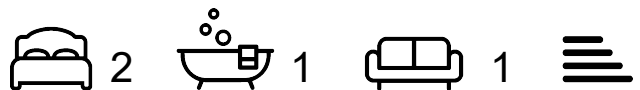
HERE TO GET *you* THERE



74 Berkeley Vale Park

Berkeley, GL13 9TQ

£145,000



Council Tax: A



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Entrance Hall

Part glazed door to entrance hall with radiator and cupboard with slatted shelving.

Kitchen Area

Range of wall and base units with work-surfaces over, stainless steel sink unit with mixer tap, washing machine, fitted fridge/freezer, built-in cooker with extractor hood over, cupboard housing Worcester Bosch boiler, double glazed window.

Lounge

Radiator, double glazed window, electric pebble effect gas fire on raised hearth and surround, French doors to conservatory.

Conservatory

Double glazed windows and French doors to rear garden with views over open farmland.

Bedroom

Double glazed window, radiator.

Bedroom

Double glazed window to side, fitted wardrobe, radiator.

Shower Room

Corner shower cubicle with electric shower and seat, low flush WC, wash hand basin in vanity unit, heated towel rail, frosted double glazed window.

Outside

From the conservatory, steps lead down to the garden with patio area, lawned area, outside water tap, lock-up shed, power points, side gate, enclosed by fencing and trellis. Gravelled area at front.

Garage

Please note the garage is rented at a cost of £40 pcm.

Agents Note

There are no dogs allowed on the site and the site is for occupiers over the age of 50.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

A pleasantly situated park home found on the popular Berkeley Vale Park in the historic castle town of Berkeley with views over open farmland. Berkeley Vale Park, is a residential park home situated on the outskirts of this historic castle town. The Park is in a peaceful rural location. Residents are 50 years or over and the Park does not accept children or dogs. Berkeley has a selection of shops and cafes, lovely countryside walks and a bus service to larger towns making this an ideal location.

- Two Bedroom Unit
- Shower Room
- Conservatory with Farmland Views
 - LPG Heating
- No Onward Chain
- Integrated Kitchen/Diner
- Lounge With Feature Fireplace
- Rented Garage
- Enclosed Garden With Farmland Views



Road Map



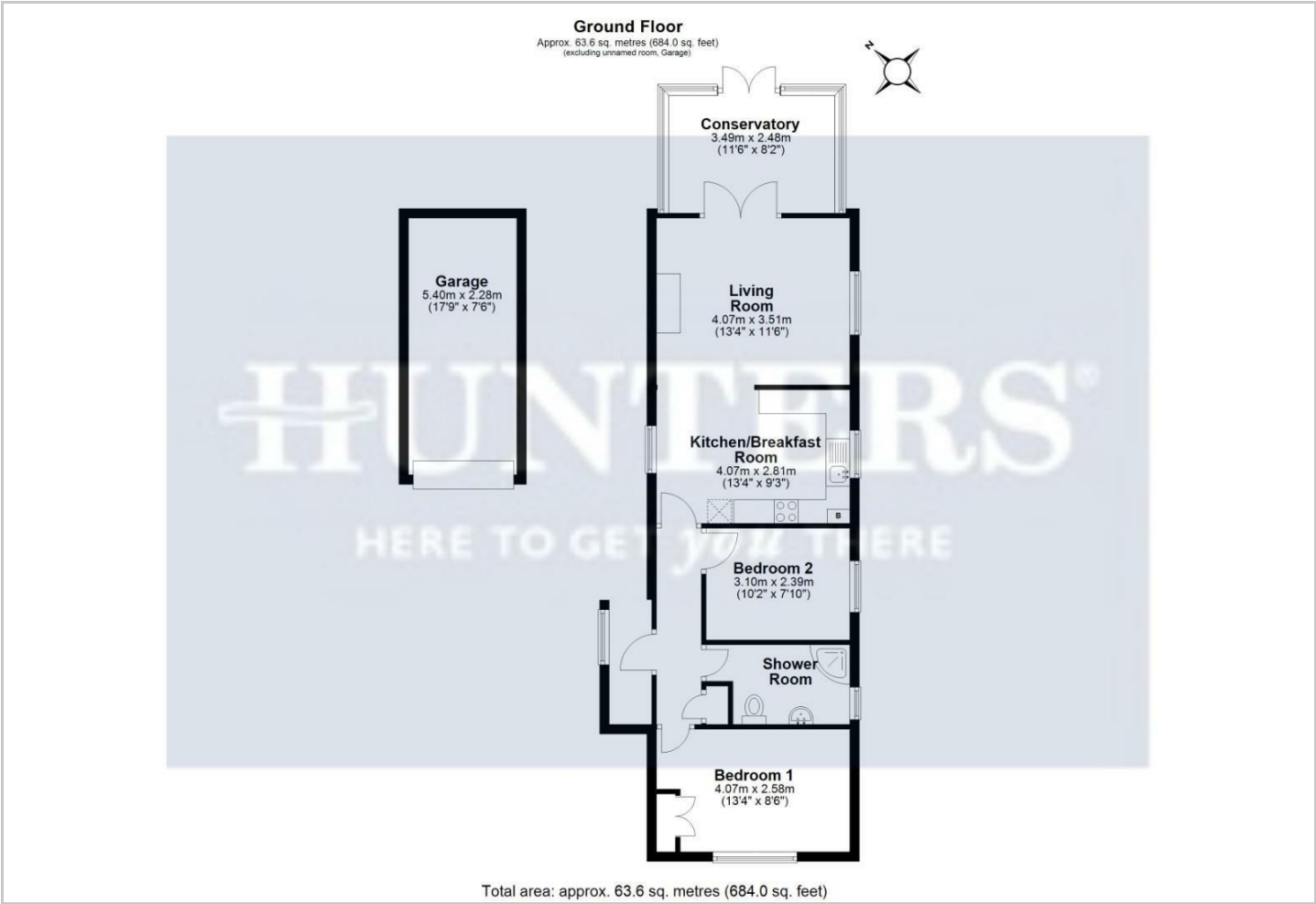
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.