

# HUNTERS®

HERE TO GET *you* THERE



1 Oakfield Way

Sharpness, Berkeley, GL13 9UT

£300,000



Council Tax: B

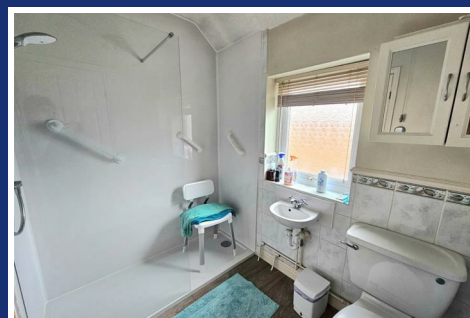
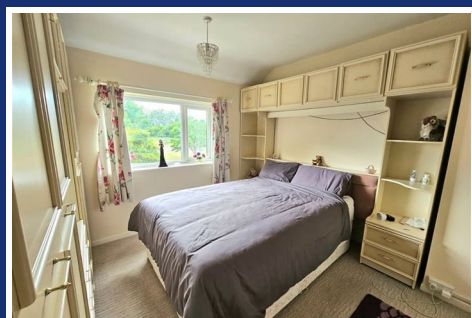




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## Entrance Hallway

Via part glazed door, stairs to first floor landing, radiator.

## Lounge

Window to front aspect, radiator, French doors to garden, fireplace with gas fire, radiator.

## Dining Room/Reception

Bay window to front aspect overlooking play area, radiator, gas fire on hearth, door to:

## Kitchen

Window to rear aspect, range of wall and base units with work-surfaces over, space for oven, 1 1/2 bowl sink and drainer unit with mixer tap, tiled splash-back, radiator, space for washing machine, walk-in pantry with space for fridge, window to rear aspect and door to:

## Utility Room

Door to garden, window to side aspect, tiled flooring, wall and base units, door to:

## Cloakroom

Window to side aspect, wc, tiled flooring.

## Garage

Metal up and over door, personal door to front, power and light, tap.

## First Floor Landing

Window to rear aspect, doors to:

## Shower Room

Window to rear aspect, wc, wash hand basin, walk-in shower with glazed screen, airing cupboard with Worcester gas boiler, part tiled walls.

## Bedroom

Window to front aspect with views, range of fitted bedroom furniture, radiator, fitted cupboard.

## Bedroom

Window to front aspect with views of play area, radiator, over-stairs cupboard.

## Bedroom

Window to rear aspect, radiator.

## Outside Rear

Patio area, lawn area, path leading down the garden to a further patio area, enclosed by fencing.

## Outside Front

The front of the property is enclosed by low brick walling with paved driveway parking for two cars with paved path to front door. There is a further lawned area with an abundance of mature plants and shrubs.

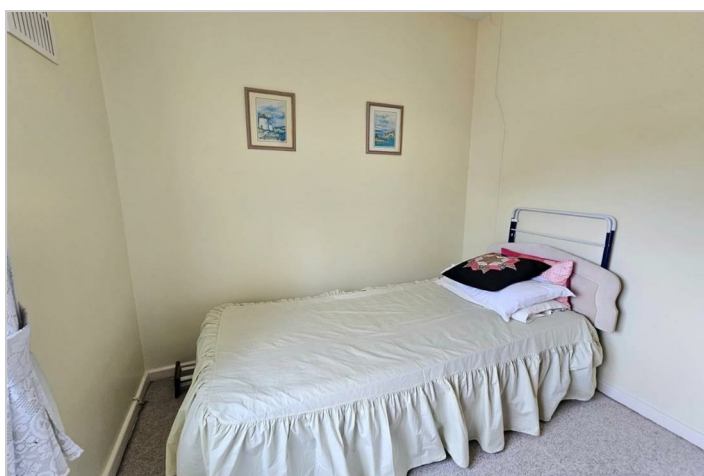
Found in the popular Oakfield Way, Sharpness, Berkeley, this three-bedroom semi-detached house presents an excellent opportunity for those looking to put their own stamp on a property with views across the local park to the front.

Upon entering, you will find two reception rooms with one having French doors leading to the rear garden. The kitchen, accompanied by a generous utility area, offers the potential for modernisation. The generous garage adds further practicality, providing additional storage or the possibility to convert subject to the necessary consents. Outside the property has driveway parking leading to the garage with a good size rear garden with various patio areas. This home is not only a blank canvas for your personal touch but also benefits from its proximity to local amenities.

This semi-detached house is a rare find in a popular location, making it an ideal choice for those seeking a project to update and personalise. With its spacious layout and potential for enhancement, this property is sure to attract interest from a variety of buyers.

Situated in the popular cul-de-sac of Oakfield Way on the outskirts of Berkeley, the location offers excellent access to the A38 and M5 motorway network, making it an ideal base for commuting across the South West. Local amenities include a primary school, convenience store/post office, and scenic walks along the River Severn and nearby Sharpness Canal.

- Spacious Semi-Detached Property Offering Excellent Potential
- Two Reception Rooms and Kitchen
- Three Bedrooms
- Driveway Parking with Generous Garage
- No Onward Chain
- Popular Location Overlooking the Local Play Area
- Generous Utility Room
- Shower Room
- Rear Garden with Patio Areas





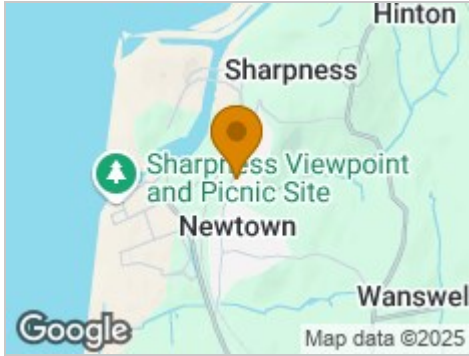
Road Map



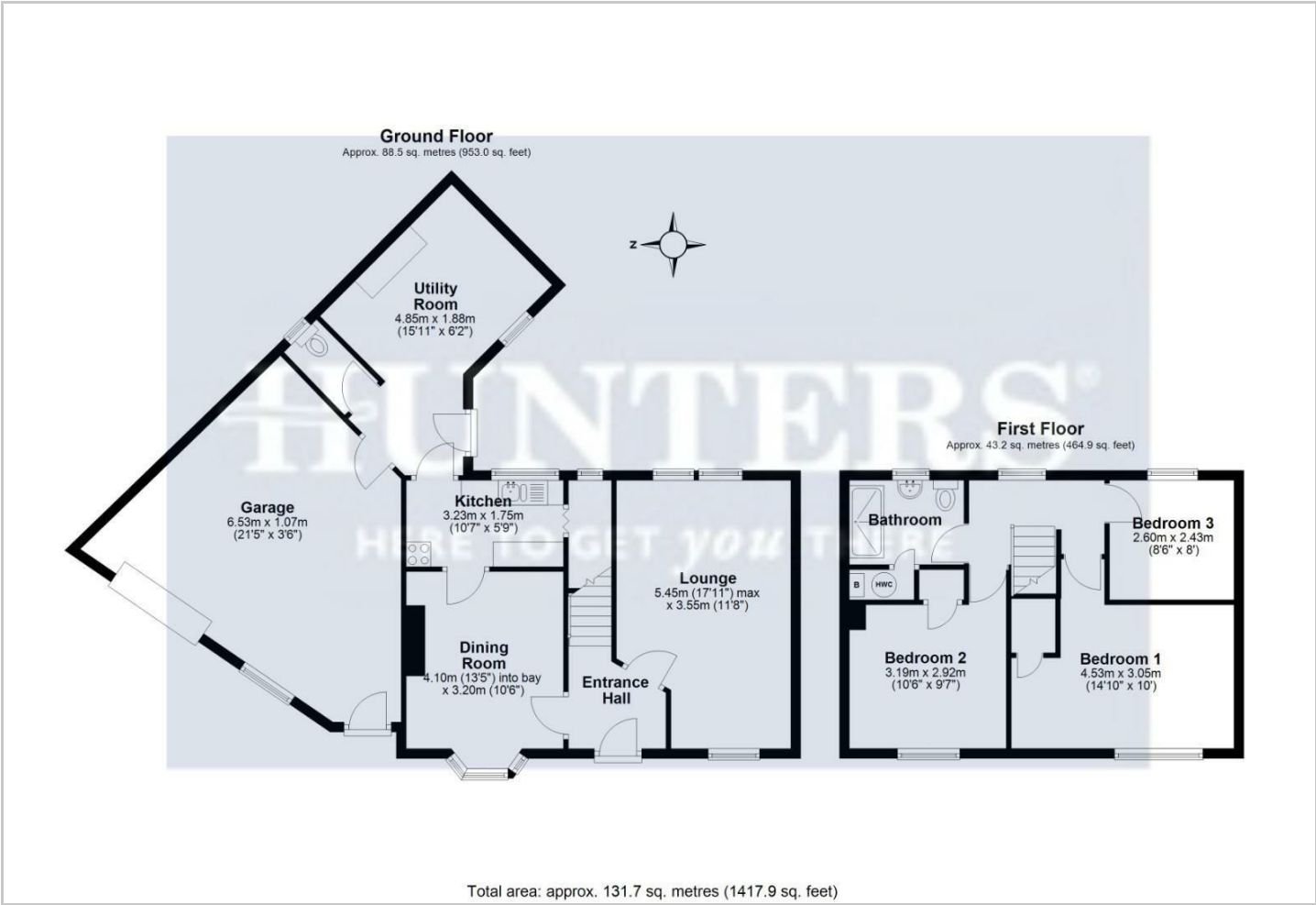
Hybrid Map



Terrain Map



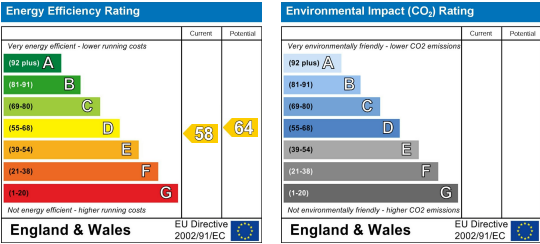
Floor Plan



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.