HUNTERS®

HERE TO GET *you* THERE



57 Edward Way

Berkeley, GL13 9FE

£282,500

3 2 1 B

Council Tax: C





57 Edward Way

Berkeley, GL13 9FE

£282,500







A beautifully presented three-bedroom end-of-terrace townhouse, arranged over three floors and offering well-proportioned, versatile accommodation throughout. Ideally suited to a range of buyers, this attractive home combines practical living space with a well-designed layout.

The property is entered via a welcoming entrance porch, leading through to the lounge, which provides a comfortable space to relax. To the rear of the property is a kitchen/dining room, offering plenty of room for both everyday family living and entertaining, with the added benefit of direct access onto the rear walled garden. The first floor provides two generous double bedrooms, one of which benefits from fitted wardrobes, alongside a family bathroom. Occupying the second floor is the impressive principal bedroom, offering a lovely sense of privacy and benefiting from its own en-suite shower room.

Externally, the property enjoys a rear walled garden, providing a pleasant outdoor space to enjoy throughout the warmer months. To the front, there are two allocated parking spaces, providing convenient off-road parking.

An appealing and well-presented home, offering three bedrooms, two bathrooms, two parking spaces and accommodation arranged over three floors, making it an excellent opportunity for first-time buyers, growing families or those looking for a little extra space.

The property is situated in the historic market town of Berkeley, a charming Gloucestershire town steeped in history and surrounded by attractive countryside. Berkeley offers a lovely balance of town living and rural surroundings, with a good selection of local amenities including independent shops, cafés, traditional pubs, restaurants and everyday conveniences.

The town is perhaps best known for its impressive Berkeley Castle and as the birthplace of Edward Jenner, with the Jenner Museum providing a fascinating insight into the town's heritage. There are also plenty of opportunities to enjoy the outdoors, with attractive countryside walks, Berkeley Deer Park and the surrounding Vale of Berkeley all close by. For families, Berkeley benefits from local primary schooling, with further educational facilities available in the surrounding towns. The larger centres of Dursley, Wotton-under-Edge and Thornbury are also within easy reach, offering a wider selection of shopping, leisure and recreational facilities. For commuters, the A38 provides convenient road connections, with access to the M5 motorway, linking Bristol, Gloucester and beyond. Cam and Dursley railway station is also within driving distance, offering rail services towards Bristol and Gloucester.

Combining historic charm, a friendly community atmosphere and convenient access to surrounding towns and cities, Berkeley is an appealing location for a variety of buyers.













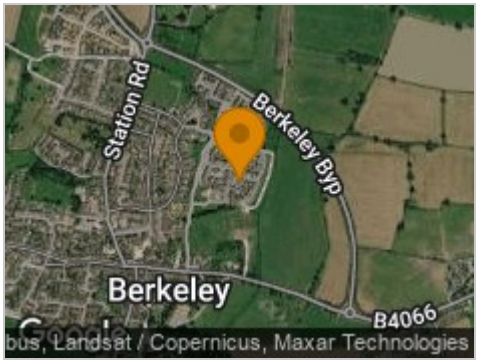


- *Beautifully presented three-bedroom townhouse*
- *Attractive end-of-terrace position*
- *Arranged over three spacious floors*
- *Welcoming entrance porch*
- *Comfortable lounge*
- *Kitchen/dining room with direct garden access*
- *Two first-floor double bedrooms, one with fitted wardrobes*
- *Family bathroom*
- *Impressive principal bedroom with en-suite shower room*
- *Enclosed rear walled garden and two allocated parking spaces to the front*

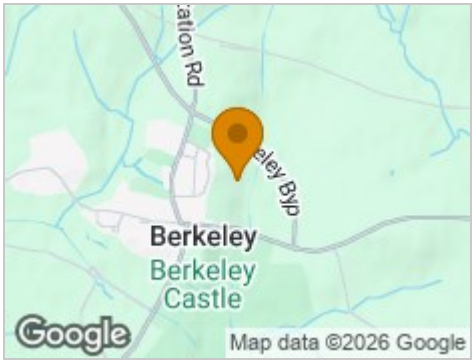
Road Map



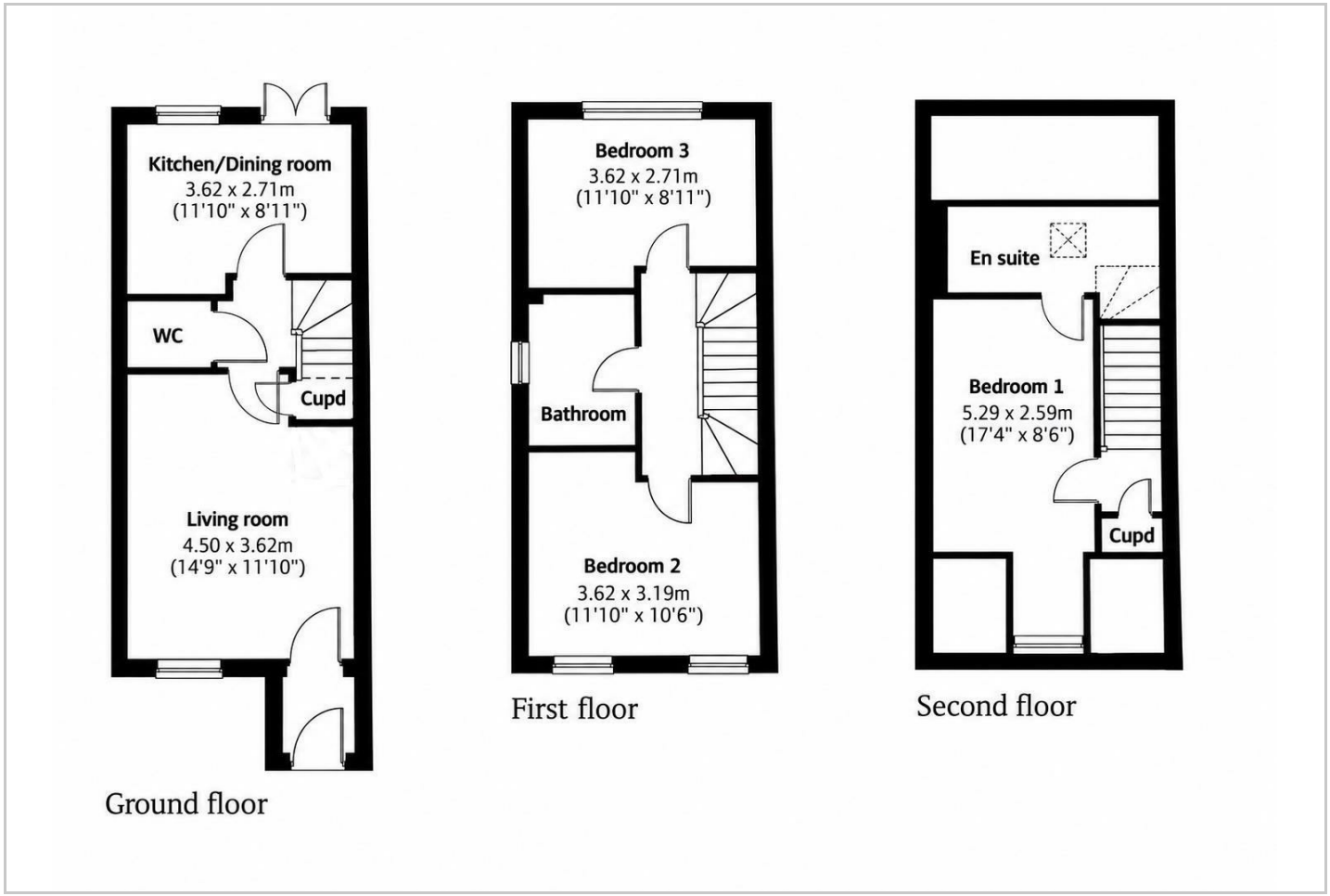
Hybrid Map



Terrain Map



Floor Plan



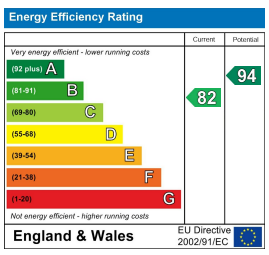
Viewing

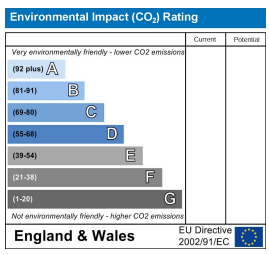
Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

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.

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.

18 Parsonage Street, Dursley, GL11 4EA
Tel: 01453 542 395 Email: dursley@hunters.com https://www.hunters.com