

HUNTERS®

HERE TO GET *you* THERE



7 Vinecroft

Wanswell, Berkeley, GL13 9RY

£275,000



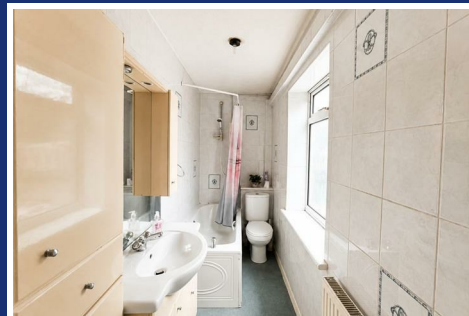
Council Tax: B



7 Vincroft

Wanswell, Berkeley, GL13 9RY

£275,000



Situated in the popular village of Wanswell, this charming red brick two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, those looking to downsize, or anyone seeking a home with further potential. Lovingly improved by the current owner, the property combines a number of practical upgrades with the opportunity for a new owner to personalise it to their own taste.

The accommodation comprises an entrance hall, a comfortable lounge, a separate dining room, currently arranged as a cosy snug/home office, an updated fitted kitchen with an integrated dishwasher, and a ground floor bathroom. Upstairs, the property offers two generous double bedrooms.

The current owner has invested significantly in the property, with improvements including a recently replaced roof, replacement windows and front door (with FENSA certification), a modern gas boiler and an upgraded consumer unit, providing buyers with added peace of mind.

Externally, the property continues to impress. A private driveway to the front provides off-road parking for multiple vehicles, whilst the substantial rear garden is undoubtedly one of the property's standout features. Predominantly laid to lawn with mature planted borders, the garden also incorporates a productive vegetable patch to the rear and enjoys an attractive outlook backing directly onto open fields, creating a wonderful space to relax, entertain and enjoy the surrounding countryside.

Further benefits include a useful lean-to, currently utilised as a utility area with plumbing for a washing machine and external power sockets, making it a practical addition to the home.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-maintained home in a sought-after village location, where many of the expensive improvements have already been completed, leaving a new owner the chance to add their own style over time.

- Popular village location in Wanswell, Berkeley
- Offered to the market with no onward chain
- Separate lounge and versatile dining room/snug or home office
- Ground floor bathroom
- Private driveway providing off-road parking for multiple vehicles
- Charming red brick two-bedroom mid-terrace home
- Two generous double bedrooms
- Updated fitted kitchen with integrated dishwasher
- Recently replaced roof
- Generous rear garden, mainly laid to lawn with mature planted borders

Wanswell is a highly regarded village on the outskirts of Berkeley, offering a peaceful semi-rural setting whilst remaining conveniently positioned for everyday amenities. The historic market town of Berkeley provides a range of local shops, cafés, a primary school, doctor's surgery and the renowned Berkeley Castle.

The area is well placed for commuters, with excellent access to the A38, M5 motorway (Junction 14) and the A48, providing links to Gloucester, Bristol and Cheltenham. Cam & Dursley railway station is also within easy reach, offering direct services to Bristol and Birmingham.

Surrounded by attractive Gloucestershire countryside, Wanswell offers an abundance of scenic walks and outdoor pursuits, making it an ideal location for those seeking a balance between village living and convenient transport connections.

Tel: 01453 542 395



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.

Road Map



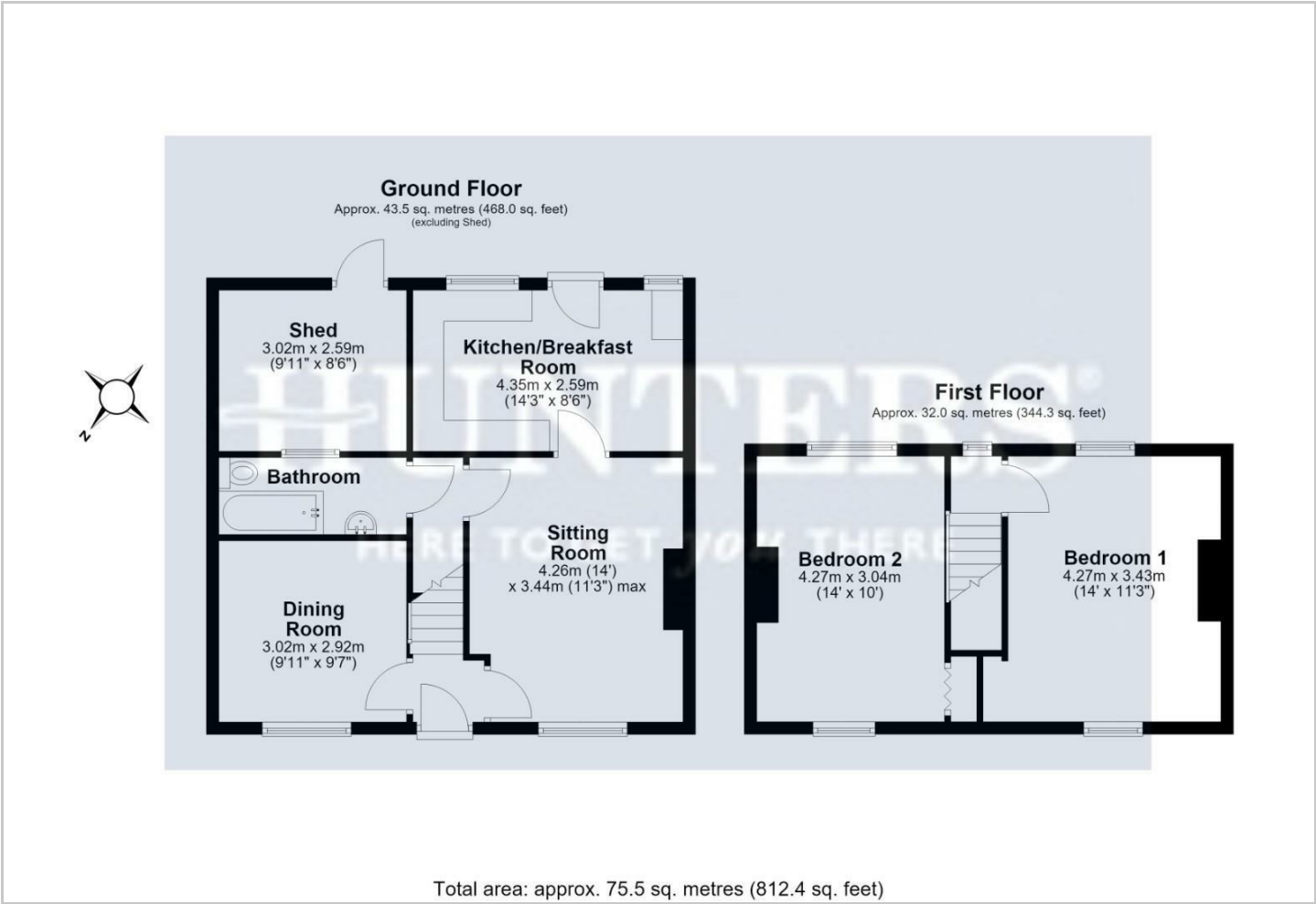
Hybrid Map



Terrain Map



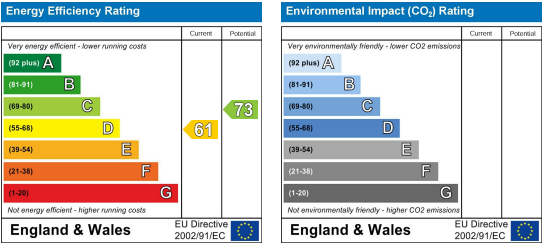
Floor Plan



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.