

HUNTERS[®]

HERE TO GET *you* THERE



1 Moreton Villas, Gloucester Road

Newtown, GL13 9NS

Guide Price £250,000



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Entrance Hall

With staircase leading to the first floor landing and understairs storage cupboard.

Cloakroom

With WC, wash hand basin set in vanity unit with cupboard under. Tiled splash back, mirror and wood effect laminate flooring.

Kitchen

13'5 x 8' (4.09m x 2.44m)

Fitted with a range of eye and base level units with drawers and cupboards under. Rolled edge worktop surfaces, built-in electric oven with gas hob unit and extractor fan. Stainless steel sink unit with draining board, space and plumbing for washing machine, space for tumble dryer. Tiled splash backs, wood effect laminate flooring, two ceiling pendant lights, radiator and UPVC framed double glazed window to rear with fitted blind. Cupboard housing 'Logic + Ideal' gas fired combination boiler supplying central heating and domestic hot water circulation.

Lounge/Diner

15' x 10'9 (4.57m x 3.28m)

Having wood effect laminate flooring, radiator and UPVC framed double glazed door leading to the rear garden.

First Floor Landing

From the entrance hall runs a staircase leading to first floor landing.

Bedroom One

14'8 x 9'11 (4.47m x 3.02m)

With radiator and UPVC framed double glazed window having fitted blind.

Bedroom Two

8'4 x 8'2" (2.54m x 2.49m")

Having radiator and UPVC framed double glazed window with fitted blind.

Bathroom

7'1" x 5'10" (2.16m" x 1.78m")

White suite comprising P-shaped bath with shower head over, hand held shower attachment and glazed shower screen. WC and wash hand basin set in vanity unit with cupboard under and splash back. Part tiled walls and wood effect laminate flooring.

Second Floor

From the first floor landing runs a staircase to the principal suite.

Principal Bedroom

14'9 x 10'7 (4.50m x 3.23m)

A large double room with Velux roof light window, under eaves storage cupboard and radiator.

Ensuite Dressing Area

9'5 x 9'2 (2.87m x 2.79m)

Suite comprising WC, wash hand basin set in vanity unit with cupboard under and enclosed shower cubicle with shower head and hand held shower attachment. Part tiled walls, chrome ladder style radiator and wood effect laminate flooring.

Outside

To the rear there is patio area with steps leading to raised lawned area and further patio area at the top of the garden. The garden is enclosed with fenced boundaries and there is side access with shed and dog kennel.

A well presented three bedroom semi detached house, situated in the heart of Sharpness. The property has three floors of accommodation and has been refurbished by the current owners, including a new family bathroom, upstairs en-suite shower room, landscape garden and decoration throughout. The property briefly comprises of the following; spacious kitchen, lounge/diner leading to a private garden and downstairs WC. On the first floor you have a large double bedroom with views of the garden, a family bathroom and a further double bedroom. Upstairs, is a principal bedroom with built in storage and en-suite shower/dressing room. Further benefits include, allocated parking space, side access, and understairs storage.

There is a local convenience store and primary school within a few minutes walk whilst the market town of Berkeley offers a wider range of amenities including doctors surgery, primary school, local shops and Berkeley Castle. Gloucester Road is conveniently located for commuters with the A38 and M5 motorway providing easy routes to Bristol, Gloucester and Cheltenham.

- Semi Detached Property
- Three Bedrooms
- Principal Bedroom With Ensuite And Dressing Area
- Modern Family Bathroom
- Kitchen
- Lounge/Diner
- Landscaped Garden
- Allocated Parking Space
- High EPC Rating



Road Map



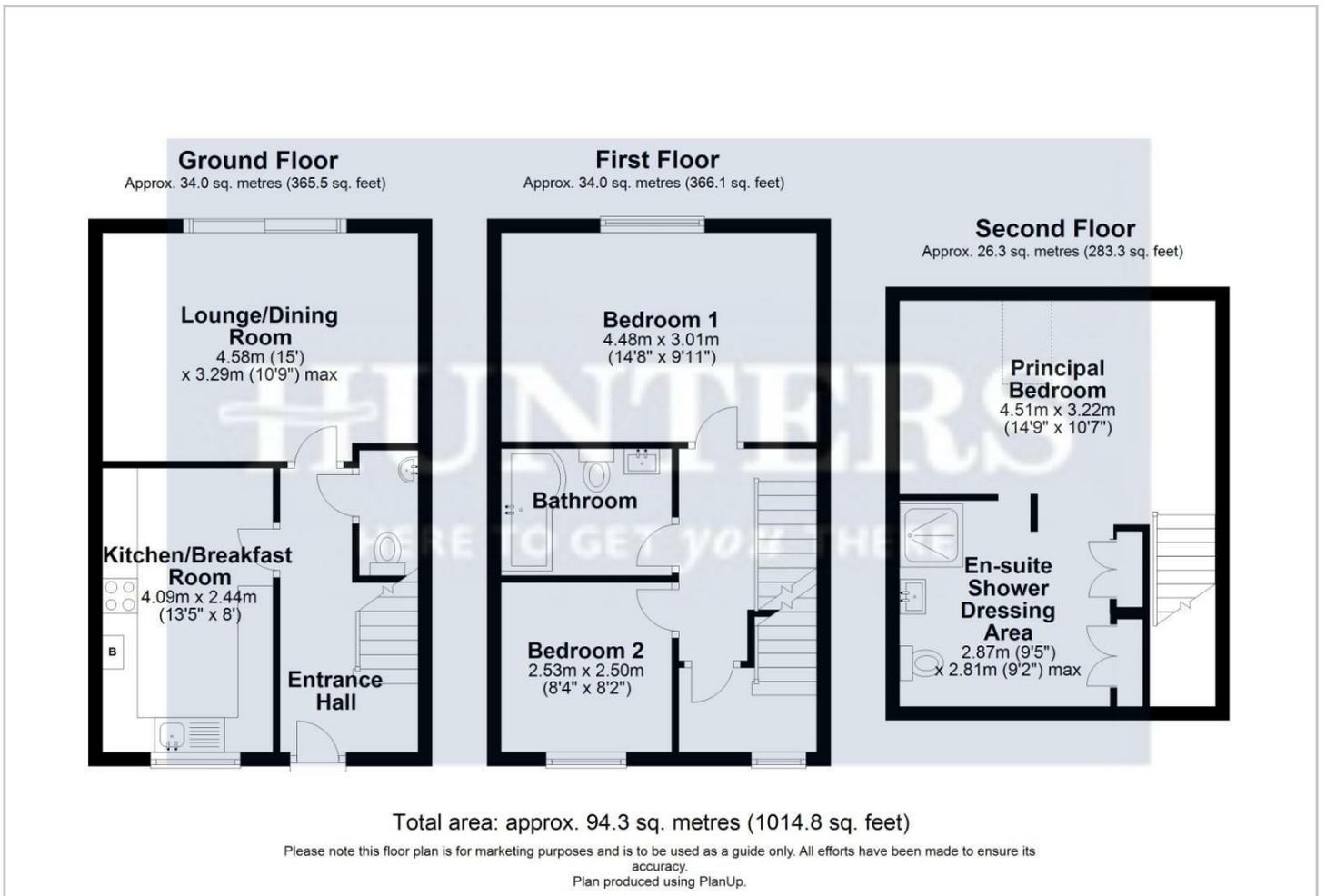
Hybrid Map



Terrain Map



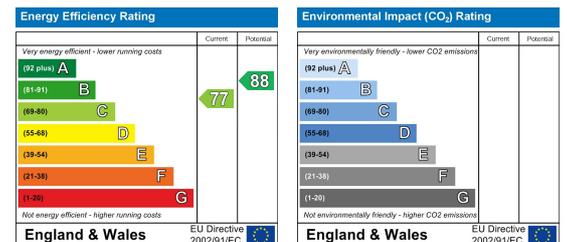
Floor Plan



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.