

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



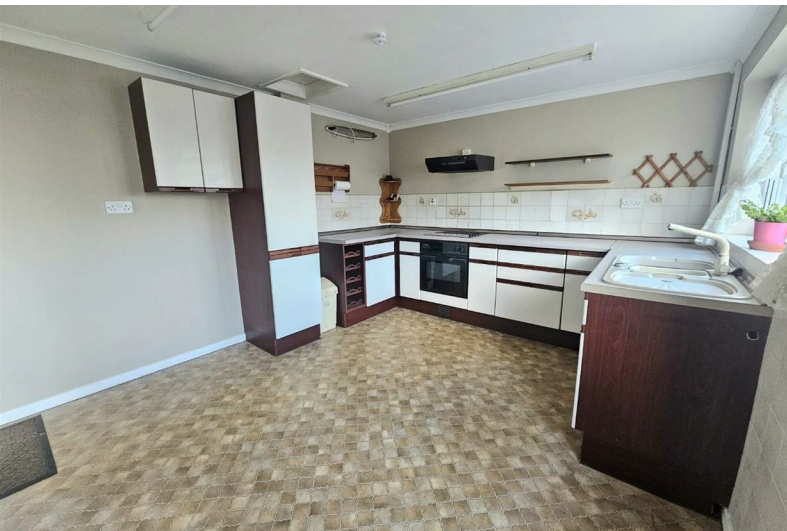
## 3 Court Mead

Stone, Berkeley, GL13 9LF

£335,000



Council Tax: C





# 3 Court Mead

Stone, Berkeley, GL13 9LF

£335,000



An excellent opportunity to purchase this extended semi detached family home, owned by the current family for over 60 years. In need of general updating the property sits in a substantial plot with excellent potential, subject to the necessary consents. On entering the property you are met by an entrance porch which leads into the hallway with stairs leading to the first floor. Doors lead to the lounge, second reception room with doors leading to the dining room and fitted kitchen/breakfast room which in turn gives access to the rear garden. The first floor has a landing area which leads to three bedrooms, shower room and separate cloakroom. Outside the property sits in a generous corner plot with an array of established plants, shrubs and lawned area. Offered for sale with no onward chain, viewings are highly recommended.

- **Extended, Semi Detached Family Home in need of Internal Updating**
  - **Sitting in an established Corner Plot**
  - **Three Reception Rooms and Kitchen/Breakfast Room**
    - **Landing Area leading to Three Bedrooms**
    - **Shower Room with Separate Cloakroom**
    - **Established Front, Rear and Side Gardens**
  - **Excellent Potential (subject to the necessary consents)**
    - **No Onward Chain**

## **Entrance Porch**

Via sliding glazed doors, wood and glazed door leading to entrance hallway.

## **Entrance Hallway**

Stair-case leading to the first floor landing, radiator, doors to;

## **Lounge**

Window to front aspect, fireplace, shelving and radiator.

## **Reception Two**

Window to front aspect, gas fire on hearth, radiator, cupboard, further storage cupboard with shelving, door to;

## Dining Room

Patio doors to rear garden, radiator and door to kitchen.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with mixer tap, fitted oven and hob with extractor over, electric wall heater, tiled splash back, radiator, window to rear aspect and door to garden.

## First Floor Landing Area

Window to rear aspect, doors to:

## Bedroom

Window to front aspect having views, radiator, access to loft space.

## Bedroom

Window to rear aspect, radiator, storage cupboard housing Worcester LPG gas boiler.

## Bedroom

Window to front aspect with views, radiator and storage cupboard.

## Shower Room

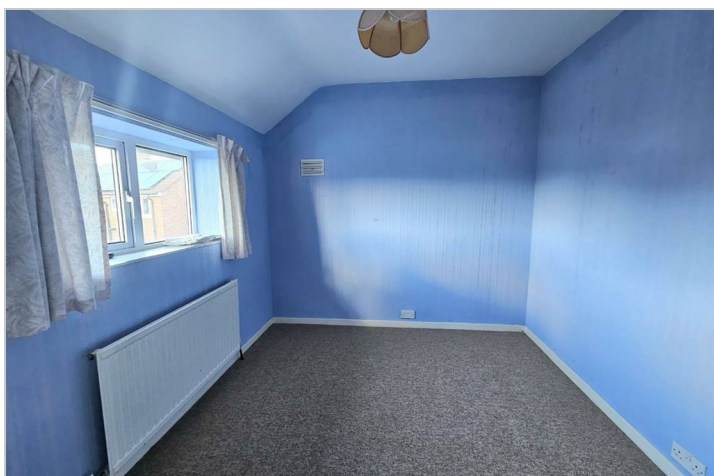
Window to rear aspect, shower cubicle with mains shower, wc set in vanity unit, part tiled walls.

## Cloakroom

Window to rear aspect, wc.

## Outside

The gardens extend to the front, rear and side of the property. There is a path leading to the front door, a generous lawned area with an array of established plants, shrubs, feature pond, LPG tank, Camelia and Rhododendron shrubs with further patio to rear with greenhouse and garden shed.





Road Map



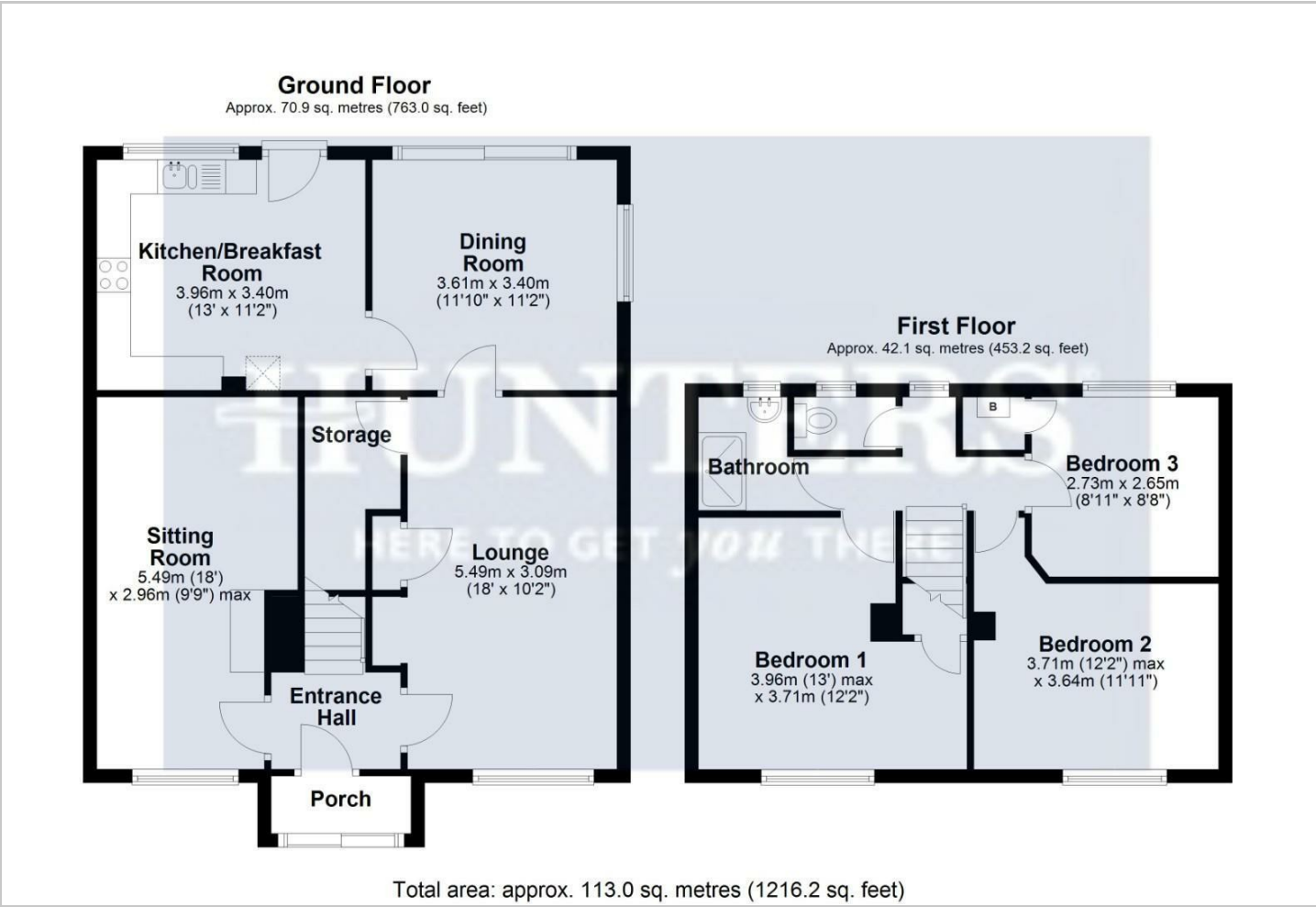
Hybrid Map



Terrain Map



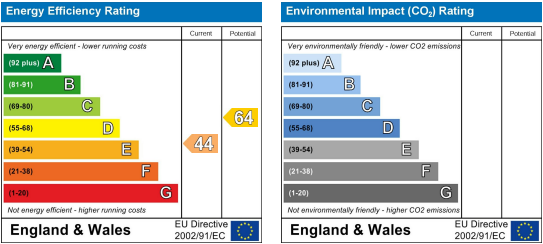
Floor Plan



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.