

HUNTERS®

HERE TO GET *you* THERE



7 Fishers Road

Berkeley, GL13 9AU

£154,000



Council Tax: A



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Private Entrance Hallway

Via part glazed door, radiator, storage cupboard, stairs to first floor.

Landing Area/Hallway

Via oak glazed door, radiator, window to side aspect, storage cupboard, doors to;

Bedroom

11'6 x 8'3 (3.51m x 2.51m)

Window to front aspect, radiator, range of built-in wardrobes, further storage cupboard.

Bedroom

10'10 x 10'5 (3.30m x 3.18m)

Window to rear aspect, range of fitted bedroom furniture with mirror, shelving unit, recessed shelf area.

Bathroom

11'1 x 5' (3.38m x 1.52m)

Window to rear aspect, wash hand basin, wc, bath with mains shower above with screen, part tiled walls, tiled flooring, chrome heated towel rail.

Fitted Kitchen

14'10 x 5'4 (4.52m x 1.63m)

Window to rear aspect, range of contemporary wall and base units with work-surfaces, stainless steel sink unit with mixer tap, gas hob, high level oven with extractor over, free standing fridge, space for washing machine, storage cupboard, tiled splash-backs, Worcester boiler, further storage cupboard.

Lounge/Dining Room

16'4 x 10'6 (4.98m x 3.20m)

Window to front aspect, radiator, fireplace with electric fire.

Outside

Accessed via a shared grass path, the apartment has an enclosed, private rear garden, with lawned area and garden shed.

Agents Note:

The property is Leasehold. The lease term is 125 year from November 1994.

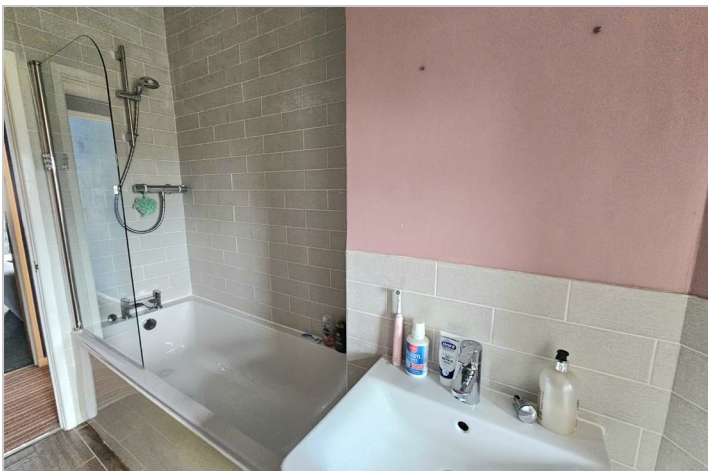
There is a service charge - the amount being approx. £57.47 per 6 months (this varies on the amount of repair works carried out during the year). This charge includes the Buildings Insurance.

Hunters are pleased to offer this well presented, ex-local authority, two bedroom apartment positioned on the first floor, having plenty of natural light throughout. The property is accessed via a private entrance with stairs leading to the landing area. The spacious accommodation has two double bedrooms both with built in storage, separate lounge overlooking the front, modern kitchen with a range of newly fitted wall and base units and bathroom with bath with over-bath shower. Outside, the apartment has a private garden with lawned area and garden shed, accessed via a shared lawned path from the apartment, there is also a further storage area with power close to the apartment.

Berkeley is a historic castle town with a range of day to day retailers, doctors surgery, public houses and primary school. Dursley town is a short drive away and has a larger range of shops, supermarkets, leisure centre/swimming pool, doctors, dentists and Rednock Secondary school. There is excellent access to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam providing links to London (Paddington) via Gloucester.

Please note; The lease term is 125 years from November 1994.

- Well Presented, Ex Local Authority, Apartment
 - Lounge
 - Modern Bathroom
 - Enclosed Rear Garden with Garden Shed
- Private Entrance Hallway
- Contemporary Fitted Kitchen
- Two Double Bedrooms
- Viewing Essential



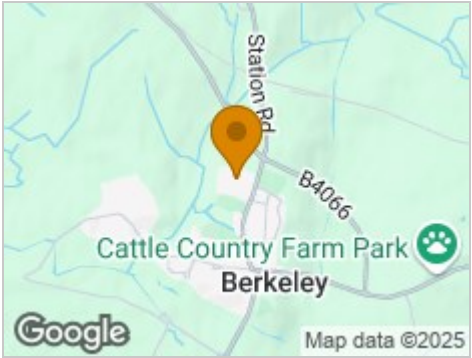
Road Map



Hybrid Map



Terrain Map



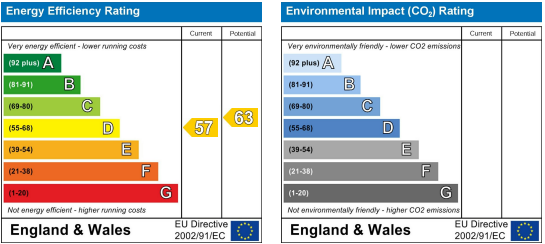
Floor Plan



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.