

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 5 Berrycroft

Berkeley, GL13 9AQ

Guide Price £240,000



# 5 Berrycroft

Berkeley, GL13 9AQ

Guide Price £240,000



## COUNCIL TAX BAND - B

### ENTRANCE

UPVC framed double glazed front door leading to entrance hall with original Berkeley tiled floor and panelled radiator.

### LOUNGE

11'5" x 10'2" (3.48m x 3.10m)

With tiled open fireplace, twin panelled radiator and UPVC framed double glazed window to the front.

### DINING ROOM

12'9" x 11'0" (3.89m x 3.35m)

With stone fireplace with wood mantel and tiled hearth and inset real flame gas fire. Twin panelled radiator, useful under stairs storage cupboard and UPVC framed double glazed window to the rear

### KITCHEN

10'9" x 7'7" (3.28m x 2.31m)

With a range of shaker style base units incorporating roll edged worktop surfaces with drawers and cupboards under. Inset single drainer stainless steel sink unit with monobloc mixer tap, plumbing for an automatic washing machine, splashback ceramic wall tiling, built-in shelved pantry cupboard, space for a fridge/freezer, electric cooker point, fluorescent light and UPVC framed double glazed window. There is a door leading to the rear porch.

### REAR PORCH

With built-in store cupboard and UPVC framed double glazed door to the garden.

### SHOWER ROOM

Having a fully tiled shower enclosure with glazed

screen and shower door, fitted Mira Sport electric shower unit, wash hand basin, low level WC, twin panelled radiator, UPVC framed double glazed window.

### LEADING FROM THE ENTRANCE HALLWAY

There is a staircase leading to the first floor landing with panelled radiator and built-in linen cupboard.

### BEDROOM ONE

15'4" x 10'0" (4.67m x 3.05m)

With two UPVC framed double glazed windows to the front.

### BEDROOM TWO

11'0" x 9'9" (3.35m x 2.97m)

With UPVC framed double glazed window to the rear and a cupboard housing an Ideal gas fired combination boiler supplying central heating and domestic hot water circulation.

### BEDROOM THREE

10'0" x 8'2" (3.05m x 2.49m)

With UPVC framed double glazed window to the rear.

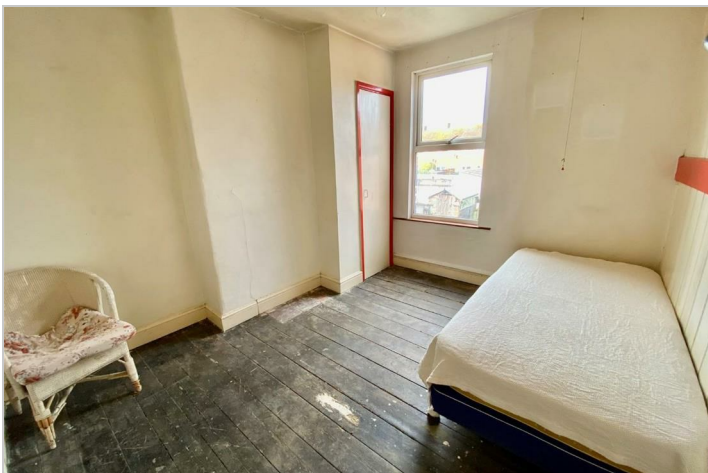
### OUTSIDE

Good sized rear gardens with concrete patio area, shrubs and bushes including weigela and buddleia and tall screening conifers. The rear gardens have fenced boundaries and timber store shed.

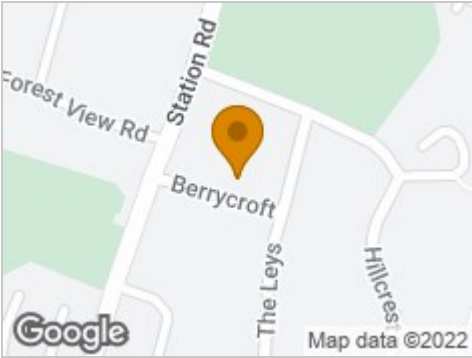


This characterful three bedroomed terraced house is believed to date back to 1877 with attractive white rendered elevations under a slate roof. The accommodation includes an entrance hallway with original Berkeley tiled floor, lounge with open fireplace, dining room, kitchen and downstairs shower room. On the first floor there are three bedrooms and the property has part gas fired central heating and replacement UPVC framed double glazed windows. The property is sold with Vacant Possession and No Upward Chain and offers potential for improvement with good sized gardens to the rear.

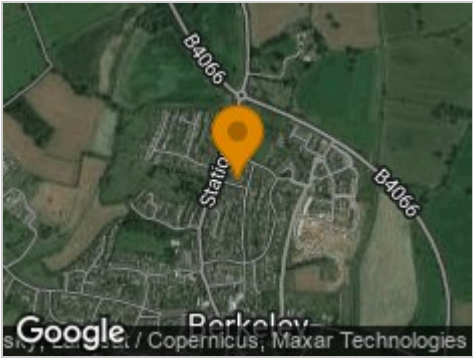
The property is situated in a sought after location in Berrycroft, Berkeley within level walking distance of the town centre of Berkeley with its full range of schooling and recreational facilities. The historic Castle Town of Berkeley attracts visitors from all over the world centered around Berkeley Castle with scenic Severn Vale countryside and excellent commuting routes to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and mainline train station at Box Road, Cam.



Road Map



Hybrid Map



Terrain Map



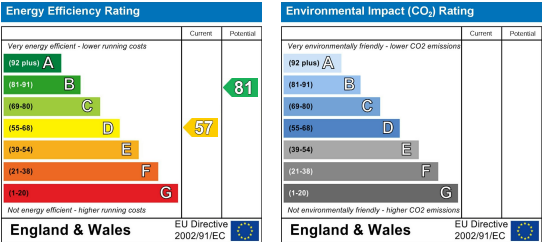
Floor Plan



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.