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7 High Street, Berkeley, GL13 9BH



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### **Guide Price £295,000**

Welcome to this charming Grade II Listed two bedroom house, previously 'the Old Sweet Shop', offering plenty of character whilst having a modern feel throughout. Located on the High Street of Berkeley and renovated in 2016, the current owners have redecorated throughout, adding new carpets and flooring and the addition of a new bathroom and shower suite. The property offers spacious living accommodation downstairs with a kitchen/diner and an 18ft lounge with woodburning stove. Upstairs the accommodation includes two double bedrooms and a family bathroom. There is also a large partly boarded attic which could have potential for development subject to Planning. Further benefits include, a courtyard garden with separate access and high ceilings throughout.

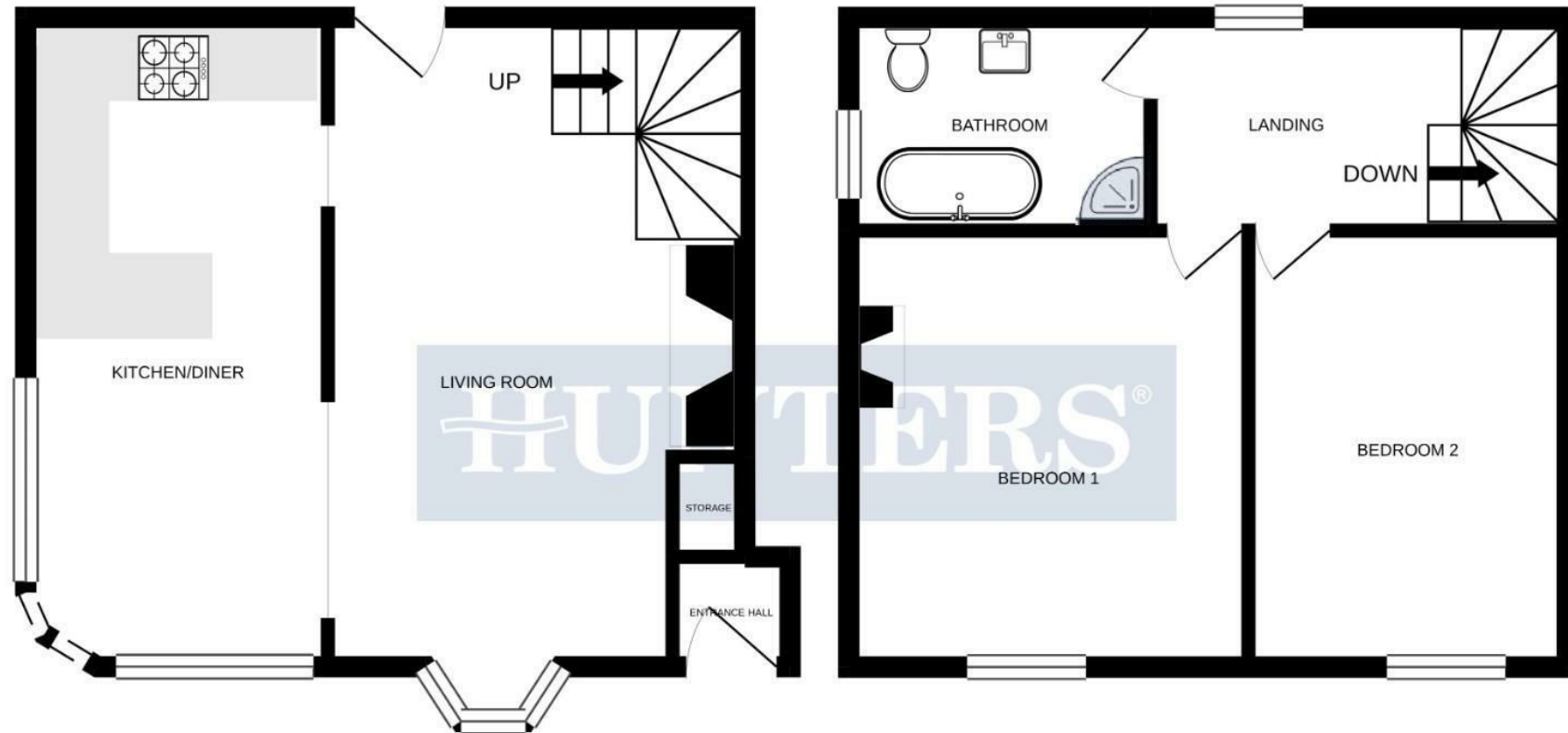
The town of Berkeley itself is famous for its historic castle and beautiful countryside with local amenities including supermarket and convenience store, day to day retailers, eateries, doctors, primary school and the Edward Jenner Museum.

Berkeley is conveniently located close to the A38 which gives access to the M5 motorway for those commuting to Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENTRANCE**

Accessed via front door off the High Street in Berkeley.

**LIVING ROOM**

18'0" x 9'6"

With an open plan aspect to downstairs, the living room area has a feature fireplace with Nordeis Bergen woodburning stove, feature bay window to front with fitted shutters, luxury vinyl tile flooring, stairs to first floor landing, fitted storage cupboard, display cabinet and panelled radiator.

**KITCHEN DINING ROOM**

17'7" x 8'6"

Fitted with cream shaker style base and eye level units, with solid wood worktops over. Space for tall fridge/freezer, 1 1/2 bowl ceramic sink and drainer, electric oven, gas hob with extractor over, space for washing machine and cupboard housing wall mounted combination boiler.

**DINING AREA**

With feature historic shop front windows and door. Having low level radiators and breakfast bar.

**LANDING**

Accessed from the living room, with window to rear and having access to loft space which is partly boarded and could have potential to develop subject to building regulations and planning.

**BEDROOM ONE**

12'8" x 11'5"

With glazed window to front, radiator and feature decorative fireplace.

**BEDROOM TWO**

12'6" x 9'5"

With glazed window to front and radiator.

**BATHROOM**

8'7" x 5'10"

Having an enamel roll top bath with mixer shower taps, walk-in shower cubicle with glazed shower doors, WC, pedestal wash hand basin, frosted glazed window to side, extractor fan, radiator, feature solid wood panelling and luxury vinyl tile flooring.

**OUTSIDE**

Accessed via the side road through a double gated entrance, the property has a courtyard garden laid to natural handmade stone with fenced boundary and outside tap.

- Refurbished Grade II Listed Property
- Prominent Location
- Two Double Bedrooms
- 18ft Lounge with Woodburning Stove
- Kitchen/Dining Room
- Bathroom with Walk-in Shower Cubicle
- GFCH
- Courtyard Garden
- Characterful Features

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. 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.











