

HUNTERS®

HERE TO GET *you* THERE



45 Lantern Close

Berkeley, GL13 9DE

Guide Price £367,500



Council Tax: D



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Entrance Hall

Entry via part glazed door with glazed side panels, radiator, tiled floor and stairs leading to first floor landing.

Kitchen/Dining Room

16'2" x 9'7" max (4.93m x 2.92m max)

An open plan area ideal for family dining with tiled floor, radiator and windows to front and side aspect.

Kitchen Area

Fitted with a range of wall and base units with worktop surfaces, tiled splash-backs and integrated sink and drainer. Integrated appliances including electric oven, grill and hob with extractor over, dishwasher and fridge. Window to side aspect and radiator.

Utility

Having base and wall units with worktop surfaces over and tiled splash-backs. Space and plumbing for automatic washing machine, understair storage space, wall mounted boiler, window and door leading to driveway.

Living Room

16'1" 10'4" (4.90m 3.15m)

Window to front aspect and sliding patio door leading to garden, two radiators.

First Floor Landing

From the entrance hall stairs lead to first floor landing with radiator and window to rear aspect.

Principal Bedroom

10'3" x 10'6" narr to 9'10" (3.12m x 3.20m narr to 3.00m)

Window to front aspect overlooking communal green area, radiator, built in wardrobe.

Ensuite Shower Room

Having walk-in shower cubicle, low level WC, corner wash hand basin, heated towel rail, part tiled walls and window to front aspect.

Bedroom Two

9'0" x 8'11" (2.74m x 2.72m)

Window to front aspect, built-in wardrobe, airing cupboard with hot water cylinder and access to loft area which is insulated, boarded and with ladder.

Bedroom Three

7'3" x 6'9" (2.21m x 2.06m)

Window to side aspect and radiator.

Family Bathroom

Having white suite comprising panelled bath with shower attachment, low level WC, vanity wash hand basin, heated towel rail and window to side aspect.

Outside

To the front are flower and shrub borders.

The main garden is enclosed with wall and fence boundaries and is located to the side of the property having been landscaped for easy maintenance with generous patio area, decorative gravelled area, flower and shrub borders and specimen tree. There is also personal door to garage.

Local Green Space

Please note a communal management fee is payable for the maintenance of the local green space enjoyed by the local residents with a contribution of approx £80.00 twice yearly.

Detached Garage and Driveway Parking

16'5" max x 8'2" (5.00m max x 2.49m)

With driveway parking to the rear and detached garage having metal up and over door, eaves storage space, power and light and personal door to garden.

Situated in the popular Lantern close cul-de-sac, overlooking the local green, we are pleased to present for sale this modern three bedrooomed detached home offering well planned accommodation. The property is presented in good decorative order throughout with ready to move into neutral décor and benefits from gas fired central heating. On the ground floor there is entrance hall, comprehensively fitted kitchen with integrated appliances and open plan to a good sized dining area. On the first floor there are three generous sized bedrooms, ensuite shower room to the principal bedroom complimented by a family bathroom. Outside the garden is enclosed by wall and fenced boundaries, landscaped for low maintenance with patio, decorative gravel and flower and shrub borders. To the front there are pretty flower and shrub borders. With driveway parking to the rear of the property and detached single garage an early viewing is strongly recommended.

Lantern Close is conveniently situated within walking distance of the historic Castle Town Centre of Berkeley with its good range of shopping, schooling and recreational facilities along with the famous Berkeley Castle and beautiful Castle Grounds. Berkeley is well located for those requiring commuting to Bristol, Gloucester or Cheltenham via the A38 and M5 motorway network and there is a main line train station at Box Road, Cam, serving Bristol and London Paddington via Gloucester.

- Detached Double Fronted House
- Three Bedrooms
- Utility
- Ensuite and Family Bathroom
- Detached Garage with Driveway Parking
- Select Cul-De-Sac Location
- Fitted Kitchen
- Living Room with Patio Door to Garden
- Enclosed Low Maintenance Garden



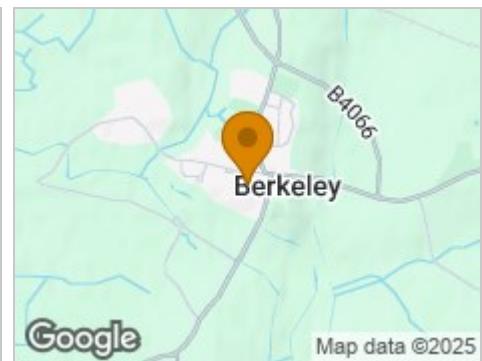
Road Map



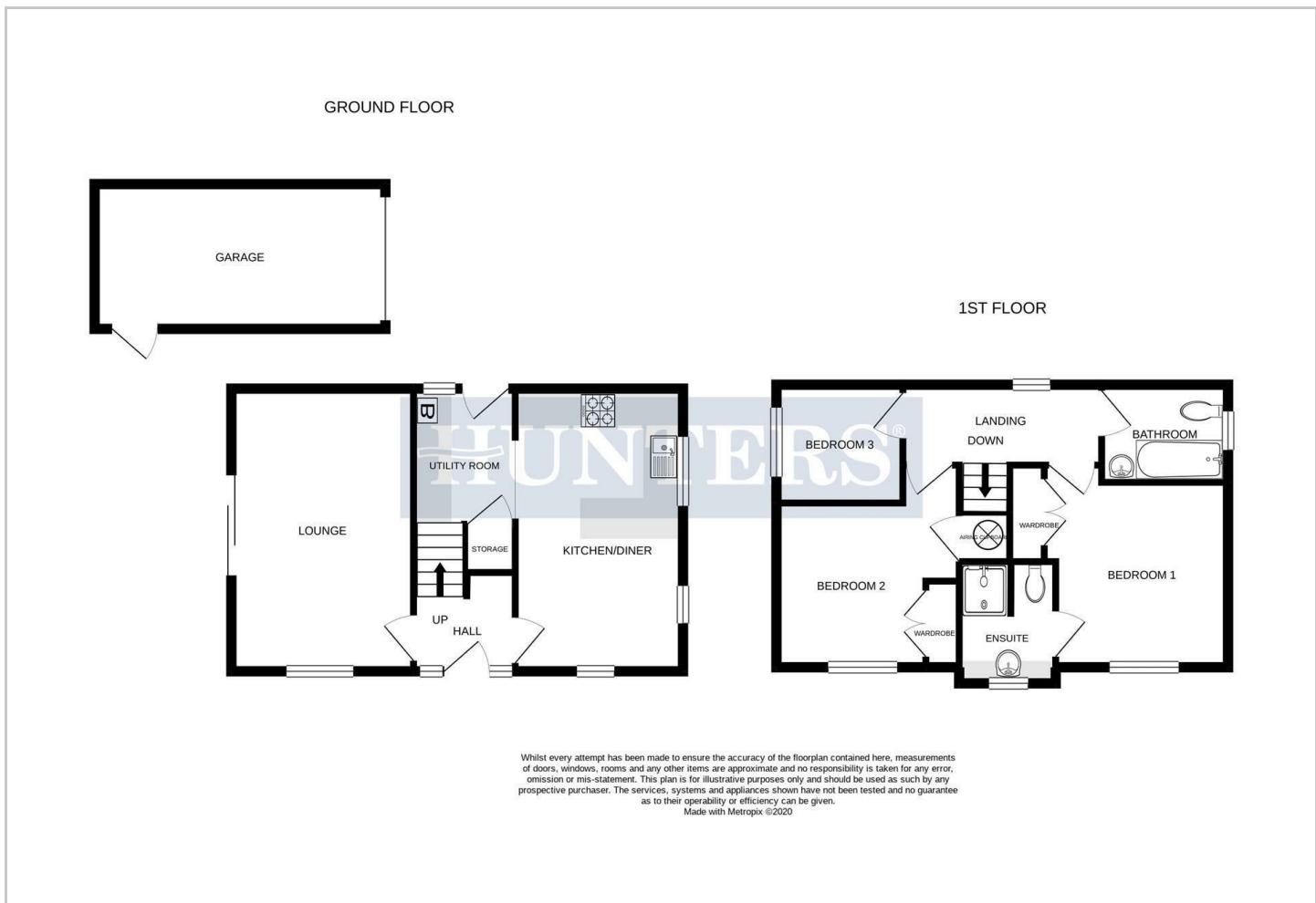
Hybrid Map



Terrain Map



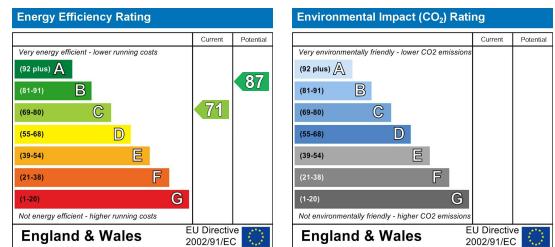
Floor Plan



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.