

HUNTERS[®]

HERE TO GET *you* THERE



22 Lantern Close

Berkeley, GL13 9DE

Guide Price £315,000



Council Tax: D



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Situated in the popular Lantern close cul-de-sac, we are pleased to offer for sale this well presented three bedroom semi detached home offering well planned accommodation, ideally suited for a couple or family. The property is presented in good decorative order throughout with ready to move into neutral décor and benefits from gas fired central heating and UPVC double glazing. On the ground floor there is an entrance hall, comprehensively fitted kitchen, lounge dining room, leading to a conservatory and rear garden. On the first floor there are three generous sized bedrooms, complimented by a family shower room. Outside the garden is enclosed by fenced boundaries and has been landscaped for low maintenance with decking and gravel. At the front of the property there is a driveway and 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.

- **Well Presented Semi Detached Home**
 - Kitchen
 - Conservatory
 - Shower Room
 - Garden
- **Entrance Hall & Cloakroom**
 - Living/Dining Room
 - Three Bedrooms
 - GFCH & Double Glazing
 - Garage & Driveway

Entrance

Front door leading into the entrance hallway with radiator and ceiling light.

Kitchen

10'0" x 8'7" (3.06 x 2.62)

Plenty of cabinet space with spaces for all appliances, countertops and sink with drainer. Radiator and spotlight ceiling lights.

WC

Toilet, sink, widow with frosted glass, radiator.

Living Room/Diner

15'2" x 14'7" (4.64 x 4.47)

Carpeted with sliding door to conservatory, window looking into the conservatory. with an under the stairs cupboard and ceiling lights and radiator.

Conservatory

13'10" x 9'4" (4.22 x 2.85)

Double doors leading to deking and sliding doors to lounge.

Landing

Carpeted with loft hatch, there's an airing cupboard with the boiler.

Bedroom One

11'3" x 8'5" (3.43 x 2.57)

Double bedroom, window with views to the garden. Carpeted with built in wardrobe space and radiator and ceiling light.

Bedroom Two

9'4" x 8'5" (2.86 x 2.57)

Bedroom Three

8'3" x 6'7" (2.52 x 2.01)

Single bed, window to garden, radiator and ceiling.

Shower Room

With enclosed shower cubicle, pedestal wash hand basin and WC. Frosted window, chrome ladder radiator, extractor fan and part tiled walls.

Garden

The rear garden is enclosed by panelled fencing with raised decking area, patio, gravelled area and shed.

Garage



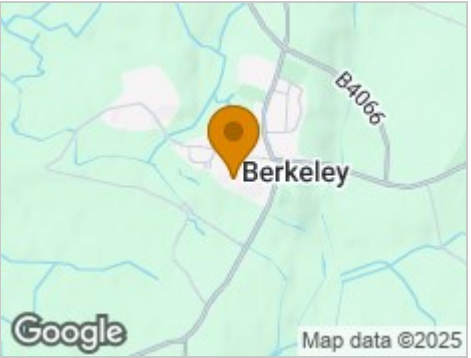
Road Map



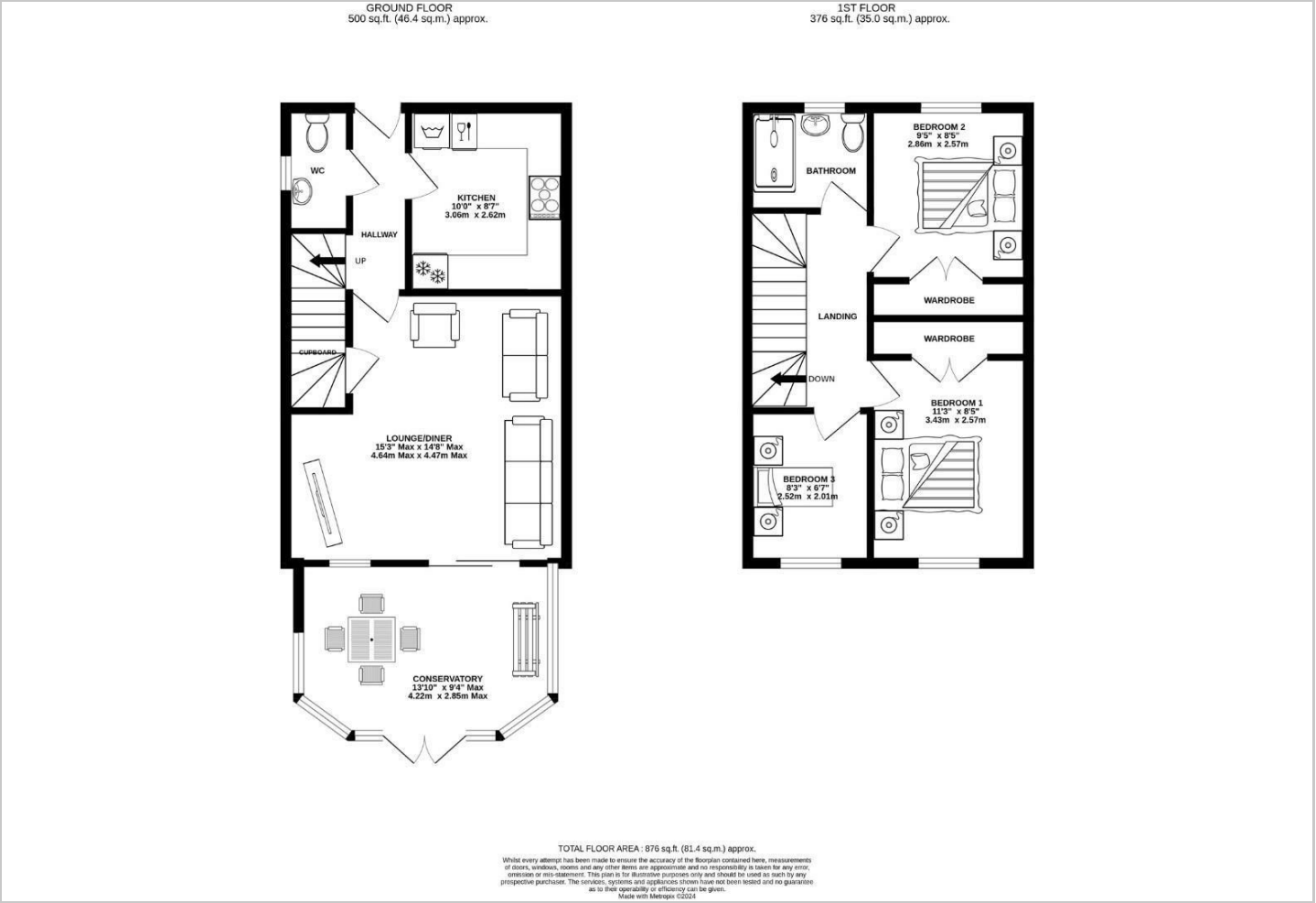
Hybrid Map



Terrain Map



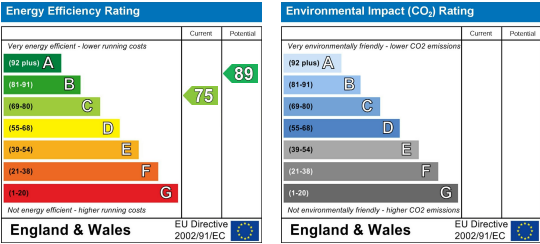
Floor Plan



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.