

HUNTERS[®]

HERE TO GET *you* THERE



6a Oldminster Road

Sharpness, Berkeley, GL13 9NB

Guide Price £159,950



Council Tax: B



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Hunters are pleased to present this older style maisonette which was converted in 2008 and has a long lease of 999 years commencing on 1st January 2008. The maisonette is accessed via an entrance porch leading to entrance hall with stairs to first floor and landing. On the first floor there is a dual aspect sitting room, fitted kitchen, bedroom and bathroom. On the second floor there is a further double bedroom and en-suite shower room. The property does not have any off road parking, however, directly opposite there are parking bays which are used on a first come, first serve basis.

With views to the front overlooking Sharpness docks and neighbouring countryside this property is conveniently located close to the historic castle town of Berkeley, providing a range of day to day amenities, doctors surgery and primary school. Communications to the larger centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway and there is a main line train station in Cam; serving Bristol and London (Paddington) via Gloucester.

- **Spacious Maisonette**
 - **Living Room**
- **Bathroom & En-Suite Shower Room**

- **Kitchen**
- **Two Bedrooms**
- **Located In The Heart Of Sharpness**

Entrance Porch

Having double glazed surround leading to:

Entrance Hall

Having stairs to first floor.

Landing

Having radiator and stairs to the second floor.

Living Room

15'1" x 10'9" (4.62m x 3.30m)

Having two double glazed windows to front and one to side, radiator.

Kitchen

8'2" x 8'0" (2.51m x 2.46m)

Having a range of wall and base units with work surfaces over, stainless steel single drainer sink unit, inset ceramic hob with cooker hood over, built-in oven, plumbing for washing machine, double glazed window and Ideal boiler supplying radiator central heating and domestic hot water circulation.

Bedroom Two

10'9" x 9'4" narrowing to 5'6" (3.28m x 2.87m narrowing to 1.7m)

Having radiator and double glazed window to rear.

Bathroom

Having panelled bath with mixer shower over, low level WC and wash hand basin.

On The Second Floor

Landing area.

Bedroom One

15'3" x 9'3" (4.67m x 2.84m)

Having dormer double glazed window to front, radiator, double glazed window to side and door to:

En-Suite Shower Room

Having shower cubicle with mixer shower, low level WC, wash hand basin and stainless steel ladder towel rail.

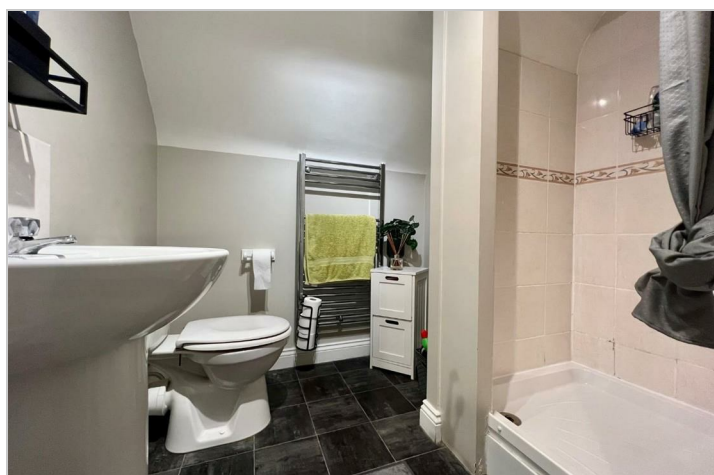
Agents Note

All mains are believed to be connected.

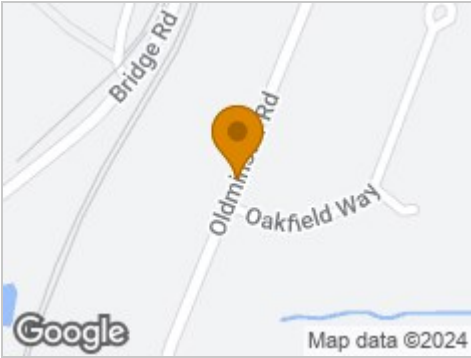
Gas fire radiator central heating.

Tenure: Leasehold 999 year lease commenced 1st January 2008.

Please enquire of agent for Management charges, Ground Rent and Building Insurance.



Road Map



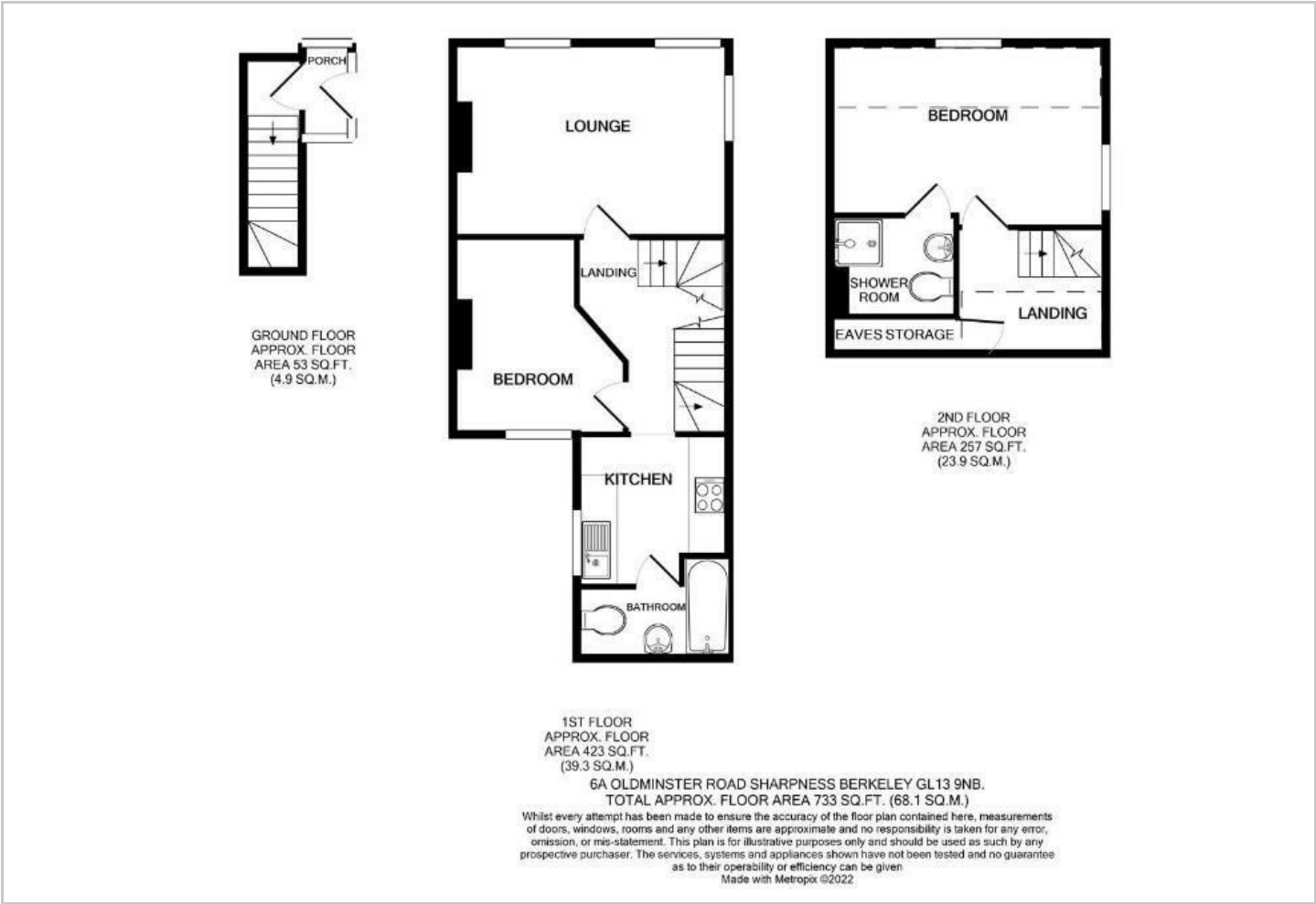
Hybrid Map



Terrain Map



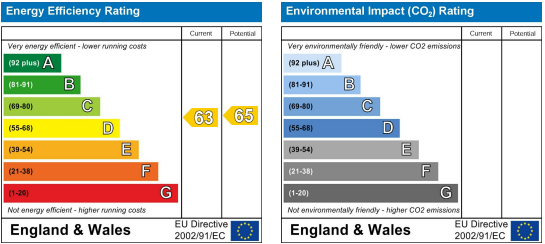
Floor Plan



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.