



Gloucester Road, Newtown, Berkeley, GL13 9NU

- Terraced Four Bedroom Property
- Kitchen/Breakfast Room
- Principal Bedroom With Ensuite
- Double Storey Workshop/Hobbies Room
- Lounge/Dining Room
- Utility Room Ground Floor WC Family Bathroom
- Enclosed Rear Garden
- EPC Rating: C

Offers Over £300,000

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DESCRIPTION

A larger than average mid terrace house situation in the popular town of Sharpness. The house offers over 1700 square foot of accommodation over three floors. The property has been well maintained by the current owners, and briefly comprises of the following; four double bedrooms, including one master en suite, modern family bathroom, double reception room, kitchen diner, downstairs WC and private garden. The house also benefits from a double story outbuilding, which is currently being used as a work shed but could be turned into a self contained flat subject to building regulations.

The property is located in Newtown with local village shop and primary school whilst only being a short drive from the historic castle town of Berkeley with its full range of day to day amenities. Those commuting to the larger centres of Bristol, Gloucester or Cheltenham can make use of excellent transport links via the A38 and M5 motorway network.







Total area: approx. 157.7 sq. metres (1697.5 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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.

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