

HUNTERS®

HERE TO GET *you* THERE



32 Leaze Close

Berkeley, GL13 9DA

Guide Price £295,000



Council Tax: C



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Entrance Porch

Glazed entrance porch with tiled floor, plumbing for washing machine and opening to:

Entrance Hall

Cupboard housing Worcester gas boiler and access to part boarded, insulated loft space with ladder, doors to:

Lounge/Dining Room

15'10 x 11'2 into bay (4.83m x 3.40m into bay)
Bay window to front, radiator, feature fireplace with tiled inset and hearth with woodburning stove.

Kitchen

9' x 8'9 (2.74m x 2.67m)
Fitted with a range of wall and base units with worktop surfaces over, stainless steel sink unit, tiled splash-backs, windows to front and side aspects, radiator, space for freestanding cooker.

Bedroom One

15'3 x 11'1 (4.65m x 3.38m)
Window to rear aspect, radiator.

Bedroom Two

11' x 8'8 (3.35m x 2.64m)
Sliding glazed door into conservatory, radiator.

Conservatory

10'1 x 7'6 (3.07m x 2.29m)
Tiled flooring, power and lighting, French doors leading to garden.

Shower Room

Fitted with a white suite comprising double shower cubicle, pedestal wash hand basin, WC, radiator, window, cladding to walls.

Outside

To the front is a good size block paved driveway providing ample parking and lawned area with flower borders. The side driveway provides access to the garage with up and over door and side door. A path gives access to the rear garden with raised vegetable beds and flower borders. The rear garden is enclosed by fencing and brick wall. There is a covered area with adjoining shed/workshop with power and light.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Found in the historic castle town of Berkeley, this semi detached bungalow is located in a cul-de-sac location in the popular Leaze Close. Entrance to the bungalow is via a glazed entrance porch giving access to the main hallway. Doors lead from the internal hallway to the kitchen which is found to the front of the property with a range of wall and base units. The lounge, with bay window, also overlooks the front of the property. The two double bedrooms are found to the rear of the property, the second bedroom giving access to the conservatory which leads to the rear garden. Outside the property has a good size front garden with paved parking for several cars leading to the detached garage with power and light. To the rear, the established rear garden, is enclosed with various raised vegetable beds, with path leading to the generous garden shed/workshop with covered canopy area.

Berkeley offers a wide range of amenities with doctors surgery, primary school, shops and coffee shops and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

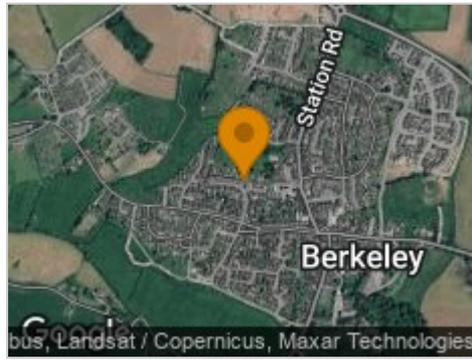
- Sought After Castle Town Location
 - Entrance Porch
 - Lounge/Dining Room
 - Bathroom
- Established Rear Garden with Workshop/Shed with Covered Canopy
- Semi Detached Bungalow
 - Fitted Kitchen
 - Two Bedrooms with Conservatory
- Ample Paved Driveway Parking Leading to the Garage



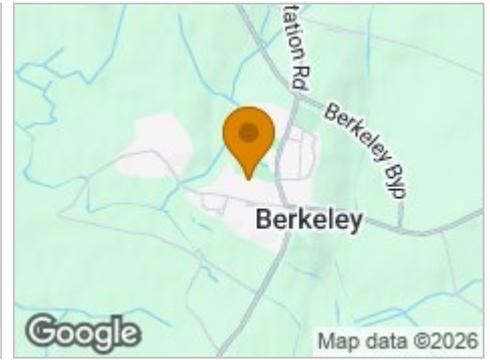
Road Map



Hybrid Map



Terrain Map



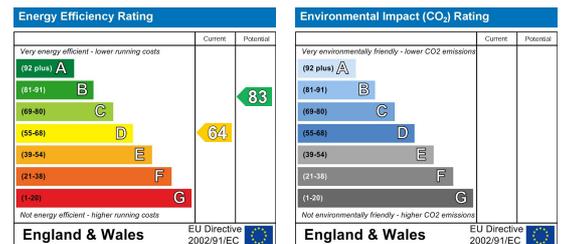
Floor Plan



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.