



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



13 , BERKELEY, GL13 9NB

£300,000

The Property

This really is a charming example of an Edwardian home at its best. Beautiful bay windows to ground & first floor with mullion stone sills and red brick surround, true to the period. Accommodation over three floors with a wealth of internal space and natural light, complimented by lovely far reaching views to the front to the Forest of Dean.

This has been lovingly restored by the current owner and is truly beautiful throughout. A perfect blend of period features complimented by striking warmth of colour and fantastic modern living space. The pictures capture an essence of what the property has to offer.

The approach allows an ease of parking for residents on the road with an option to enquire an allotment opposite. We understand a real community spirit within the road. Greeted by a wrought iron gate and dwarf wall encloses the frontage with steps and hand rail up to the entrance. Internally entrance hall with stairs leading to the first floor and doors lead to reception rooms.

Sitting room to the front with bay window providing open views to allotments and wonderful trees in the road provide a lovely backdrop. Fireplace and surround with gas fire inset. Wood laminate flooring throughout.

Family room, open plan to the kitchen/breakfast room. Perfect relaxing space, wonderful feature wall with great entertaining space, leads into fantastic fitted kitchen. Chimney breast with feature log basket and logs and laminate flooring throughout.

Fitted kitchen, comprising a wealth of base and wall mounted cabinets with Quartz worktops complete with sink inset, and a wealth of integral appliances to include induction hob, slide & hide oven, combi microwave oven, extractor, dishwasher, washer-dryer, and fridge/freezer. A tall cupboard houses the boiler and provides useful storage. Patio doors opening into a lovely garden room.

The garden room is used as the dining room with lovely views to the garden and wonderful natural light. Tiled flooring throughout with French doors leading to a intimate terrace and seating area, so well thought out and brings the garden into the property.

To the first floor landing doors lead to two bedrooms and shower room. The landing lends itself as perfect space for small work space with stairs leading to the second floor bedrooms.

Bedroom one is a fantastic room offering incredible space. You are drawn the moment you walk in to the bay window to appreciate the view, complimented by period fireplace, high ceilings, picture rail and ornate cornice and feature wall. Perfect window to sit and relax and take in the outlook. Bedroom two a double bedroom with window to the rear looking out over the garden, with feature wall, built in wardrobes under the stairs and space for bed and free standing furniture.

Stairs lead to the second floor from the landing with door to each bedroom and loft hatch. Bedroom three a double room located at the front with a dormer window providing a wealth of natural light and views across to the allotments. Bedroom four a further double room with a dormer window over looking the garden.

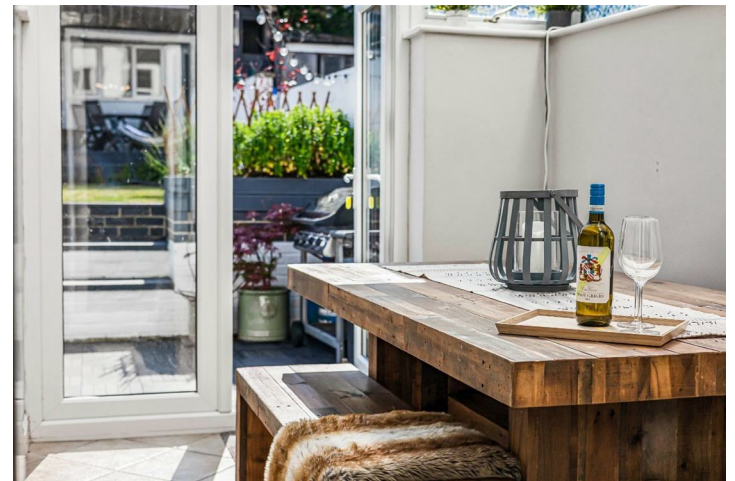
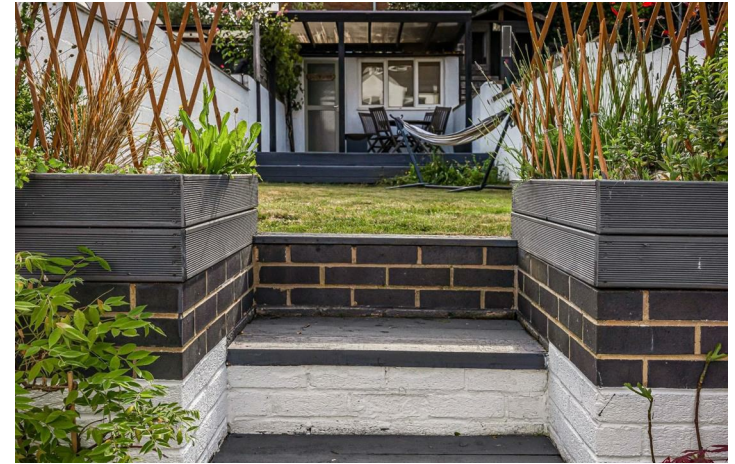
This is a truly delightful family home with versatile accommodation, a turn key property ready to move into, just bring your furniture

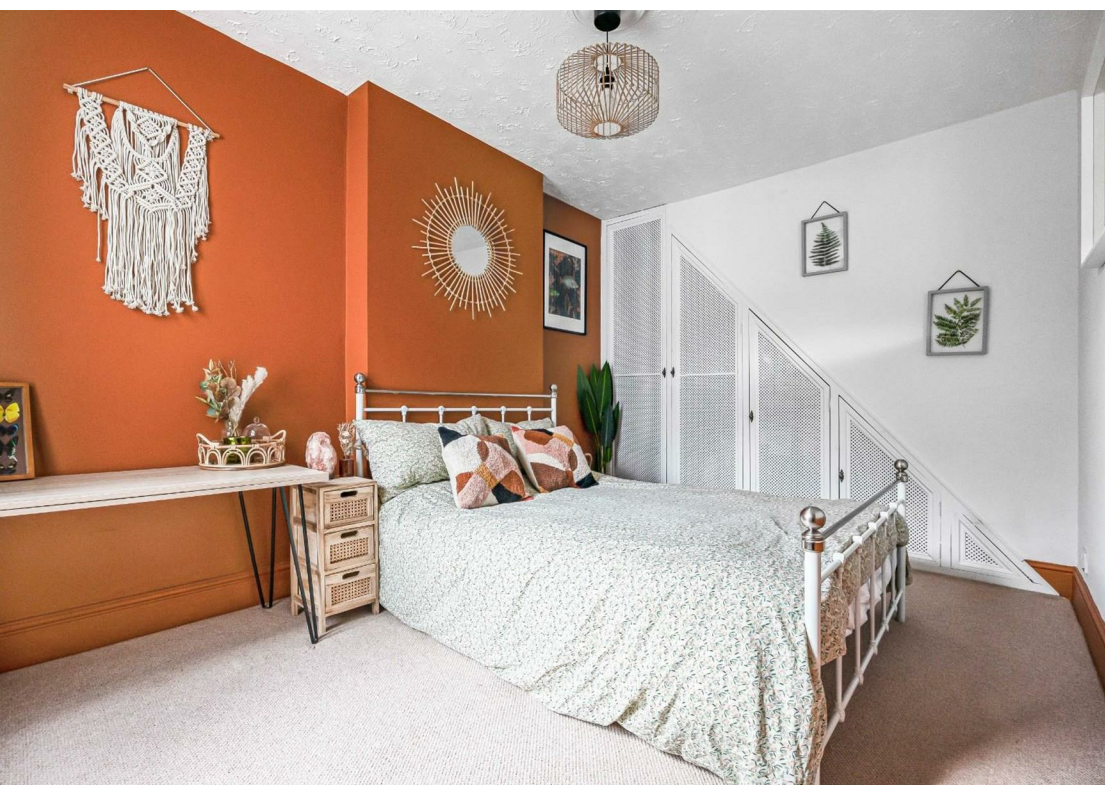
AGENTS NOTE

Stamp duty at £300,000

First time buyer £0 Moving home £5,000. Additional property £20,000

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Outside

Garden

The rear garden is a beautifully designed, low-maintenance outdoor space that perfectly compliments the charm of the home. Stepping out from the garden room, you're greeted by a stylish, decked terrace with built-in seating, raised planters and lighting, inset ideal for alfresco dining or evening relaxation.

Neatly raised planters frame the central steps, which lead up to a lawned area and a further raised deck and Studio

The covered deck is painted grey with a pergola over, space for outdoor dining, ideal to sit at the end of the day with a glass of wine.

A door provides access to the studio which has electric and a window to the front, this is a versatile retreat, ideal as a home office, workshop, or garden bar

The entire space is well thought out for entertaining, relaxing, and enjoying the outdoors in privacy.



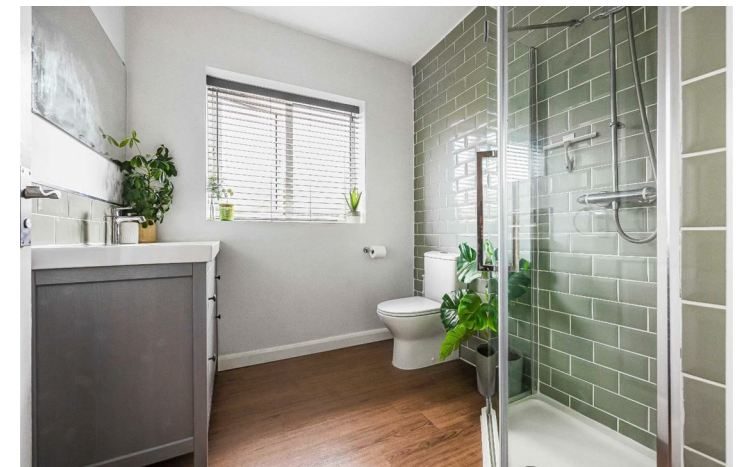
Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: . Council Tax Band C and EPC rating D





Location

Sharpness offers a range of amenities that make it a convenient and enjoyable place to live. Within walking distance, you'll find two local pubs, The Salmon and The Dockers Club, perfect for a casual drink or a bite to eat. A short walk up the road, opposite the village hall, there's a well-equipped recreation area with free-to-use tennis courts, outdoor gym equipment, a basketball court, and rugby and football posts. The village is also home to a local convenience shop for daily essentials and is within walking distance of Sharpness Primary School. For those who enjoy the outdoors, there are plenty of scenic rural walks nearby, including the Sharpness Picnic Area, the picturesque Gloucester and Sharpness Canal path, the fascinating Purton Hulks 'Ship Graveyard', and routes leading into the historic town of Berkeley.

Sharpness also has local allotments available for residents, located across the road. These can be a great option for anyone interested in growing their own fruit, vegetables, or flowers.

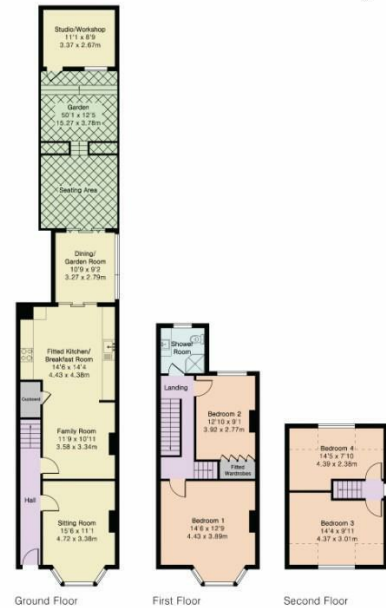


Directions

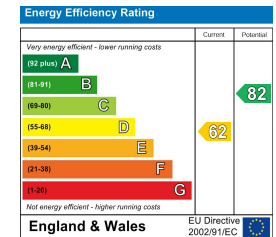
From Junction 13 of the M5, take the exit signposted for Stroud and Dursley, then follow signs for the A38 towards Bristol. At the roundabout just after the junction, take the third exit onto the A38 southbound. Stay on the A38 for about 6 miles, passing through Whitminster and Cambridge. When you reach the turning for Berkeley and Sharpness, take a right onto the B4066 (Berkeley Road). Instead of heading into Berkeley, continue along the B4066, following signs for Sharpness. As the road bends to the right Oldminster road is in front of you. Number 13 on the right can be found as denoted by our for sale board.



Approximate Gross Internal Area 1588 sq ft - 147 sq m
 Ground Floor Area 697 sq ft - 65 sq m
 First Floor Area 489 sq ft - 45 sq m
 Second Floor Area 305 sq ft - 28 sq m
 Outbuilding Area 97 sq ft - 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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