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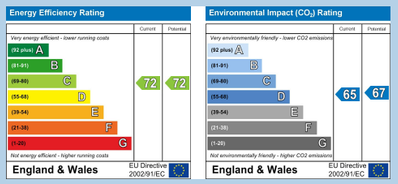
Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

42 The Brambles, Berkeley, GL13 9EF

Asking Price
£130,000

NEWLY REFURBISHED FIRST FLOOR FLAT SITUATED IN CUL DE SAC LOCATION CLOSE TO TOWN CENTRE. ACCOMMODATION COMPRISING OF ENTRANCE HALL, DOUBLE BEDROOM WITH BUILT IN WARDROBES, KITCHEN, LIVING ROOM AND NEW SHOWER ROOM. FURTHER BENEFITS INCLUDE ALLOCATED PARKING AND WALKING DISTANCE TO AMENITIES. EPC: C

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

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42 The Brambles, Berkeley, GL13 9EF

SITUATION

This first floor apartment was constructed approximately thirty years ago and is situated in the popular cul-de-sac of The Brambles which is within a few minutes walk of the town centre of Berkeley. The historic town is famous for its Castle and Jenner Museum and has a most attractive High Street with a range of local retailers along with primary school. The town is situated in Berkeley Vale which provides a range of country walks including the nearby Deer Park. The larger towns of Dursley, Thornbury and Wotton-Under-Edge have secondary schooling along with a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

Berkeley is located between Junctions 13 and 14 of the M5 motorway. If travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed for approximately one mile and passing the Berkeley Heath Motors garage and petrol station on your right hand side take the first turning on the right onto the B4066, proceed for approximately three miles, go straight over the roundabout onto Canonbury Street, continue a further 500 metres passing the Castle on your left hand side and follow the road as it bears round to the right, continuing onto Marybrook Street, proceed approximately 200 metres and take the turning on the right into The Brambles and No. 42 is located towards the end of the cul-de-sac on the right hand side.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

DESCRIPTION

COMMUNAL LOBBY

Access to four flats.

ENTRANCE HALL

Storage cupboard, access to loft.

LOUNGE 3.62m x 2.47m (11'10" x 8'1")

Double glazed window to rear, radiator, thermostat.

KITCHEN 2.57m x 1.79m (8'5" x 5'10")

Range of wall and base units, laminate work surfaces, tiled splashback, stainless steel sink, space for washing machine, cooker and fridge freezer, double glazed window to rear., Vaillant gas boiler.

BEDROOM 3.05m x 2.63m (10'0" x 8'7")

Built in wardrobe with sliding doors, double glazed window to front, radiator.

SHOWER ROOM

Suite comprising shower cubicle, wash basin, wc, window to side, vinyl flooring.

EXTERNALLY

One allocated parking space and use of additional visitor space on first come first served basis.

AGENT NOTES

Tenure: Leasehold
Services: Mains services are believed to be connected.
Council Tax Band: A
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Leasehold term: 999 years from 1 January 1991
Service Charge: Nil
Ground rent: Nil

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.