



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(93-100) <b>A</b></p> <p>(81-92) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-58) <b>F</b></p> <p>(1-58) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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23 Berkeley Vale Park, Berkeley,  
GL13 9TG

Asking Price  
**£119,000**



SUPERB LOCATION, WELL PRESENTED DOUBLE UNIT IS A MUST TO VIEW WITH NO ONWARD CHAIN, WELL MAINTAINED AND LARGER THAN AVERAGE PLOT WITH WELL THOUGHT OUT GARDENS FEATURING SEVERAL SITTING AREAS AND OFFERING A FAIR DEGREE OF PRIVACY WITH DIRECT ACCESS TO THE COMMUNAL PARKING AREA. COMPRISING: LARGE LOUNGE WITH AIR CONDITIONING UNIT, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM, DOUBLE GLAZING, BOTTLED GAS CENTRAL HEATING, GARDENS SURROUND THE UNIT, A VIEWING IS HIGHLY RECOMMENDED.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



## 23 Berkeley Vale Park, Berkeley, GL13 9TG

### DIRECTIONS

On approaching the town from the A38, continue straight across the roundabout passing Berkeley Castle on the left hand side, continue, and as the road bears around to the right, bear into Salter Street and continue to Lynch Road, proceed for approximately three quarters of a mile, turning right into Hook Street and immediately right into The Park.

### DESCRIPTION

Situated in a superb location on the edge of this popular site, with communal parking very close by, this stylish double unit has been maintained and is offered with air conditioning. Having cladding, LPG central heating. The good sized accommodation briefly comprises: lounge area with dual aspect windows and air conditioning and leading to dining area. Spacious kitchen, two double bedrooms and a well appointed shower room. The gardens are a feature of the property and have been well thought out to give maximum use of the good sized rear garden which is fully enclosed. There are also gardens to front and side. Communal parking is conveniently close by. via a rear 5 bar gate A viewing is essential to appreciate the location of this home.

### 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).

#### LOUNGE 3.55m x 5.84m (11'7" x 19'1")

Larger than average living area with dual aspect windows to side and front, door to garden, air conditioning unit supplying heating and cooling, newly fitted carpets with opening to:

#### DINING ROOM 2.96m x 2.19m (9'8" x 7'2")

With double glazed window to side, radiator and built in cupboard housing boiler.

#### KITCHEN 3.07m max x 2.82m max (10'0" max x 9'3" max )

Having wall and base units with worktop over, sink and drainer, space for oven and fridge freezer, plumbing for washing machine and double glazed window and door to garden.

#### INNER HALLWAY

Built in cupboard for storage.

#### BEDROOM ONE 2.98m x 2.88m (9'9" x 9'5")

Having dual aspect windows to rear and side, radiator and newly fitted carpet.

#### BEDROOM TWO 2.88m x 2.13m (9'5" x 6'11")

Having double glazed window to rear, radiator and newly fitted carpet.

#### SHOWER ROOM

Comprising: w/c, washbasin, shower cubicle, radiator and double glazed window to side.

#### EXTERNALLY

The property has a good size garden which wraps around the property offering ample space for entertaining and is low maintenance. The brick shed offers space for storage and has plumbing and power, with a new roof recently added. A 5 bar gate to the rear give instant access to the communal parking area.

#### AGENT NOTES

Tenure: Leasehold.  
Pitch Fee: £183 PCM (including clean water supply).  
There are no dogs allowed on The Park.  
The site is for occupiers over the age of 50.  
Bottled gas central heating.  
Council Tax Band: A

#### 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.

### VIEWING

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

