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36 The Brambles, Berkeley,  
GL13 9EF

Price Guide  
£230,000



TWO BEDROOM TERRACED HOME WITH TANDEM DRIVEWAY PARKING FOR TWO, POPULAR TUCKED AWAY CUL-DE-SAC POSITION WITHIN WALKING DISTANCE OF TOWN CENTRE, CONSERVATORY PLUS LARGE SHED TO REAR, UPDATED AND MODERNISED THROUGHOUT, CANOPY PORCH, ENTRANCE HALLWAY, KITCHEN, LIVING/DINING ROOM, CONSERVATORY, TWO FIRST FLOOR BEDROOMS, SHOWER ROOM, LOW MAINTENANCE GARDEN TO REAR. ENERGY RATING: C.

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# 36 The Brambles, Berkeley, GL13 9EF

## SITUATION

This two bedroom home is located 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 Junction 13 and 14 of the M5 motorway and if travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed 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 one mile, go straight over the roundabout onto Canonbury Street, continue a further five hundred 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 two hundred metres and take the turning on the right hand side onto The Brambles and follow the road round towards the end of the cul-de-sac and the property can be located shortly after on the right hand side.

## DESCRIPTION

This property has been in the same ownership for approaching 19 years and has been updated and modernised by the current owner. This home has a modern kitchen, spacious conservatory, updated shower room with generous walk-in shower, extensively updated double glazing throughout, gas central heating and large

shed in the low-maintenance garden. The property briefly comprises; canopy porch, entrance hallway, kitchen, living/dining room and conservatory. There is a double and single bedroom to first floor and shower room. The rear garden is laid to flagstone patio with brick walls, large wooden shed and enclosed by wood panel fencing.

## 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

Double glazed front door, radiator, opening into:

## KITCHEN 2.43m x 2.34m (7'11" x 7'8")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, electric oven and hob with extractor over, stainless steel sink and drainer, integrated dishwasher, integrated under counter fridge and freezer, double glazed window to front, gas boiler.

## LIVING/DINING ROOM 4.62m x 3.53m (15'1" x 11'6")

Two tall radiators, stairs to first floor, double glazed sliding door to:

## CONSERVATORY 3.93m x 2.44m (12'10" x 8'0")

Double glazed windows and doors, radiator.

## ON THE FIRST FLOOR

## LANDING

Storage cupboard, access to loft space.

## BEDROOM ONE 3.57m x 2.71m narrowing to 2.56m (11'8" x 8'10" narrowing to 8'4")

Double glazed window to rear, radiator, built in wardrobe plus storage cupboard.

## BEDROOM TWO 3.50m x 1.68m (11'5" x 5'6")

Double glazed window to front, raditor.

## SHOWER ROOM

Spacious walk-in shower cubicle with rainfall mixer, low level WC, vanity wash hand basin, heated towel rail, double glazed window to front.

## EXTERNALLY

The rear garden is low maintenance with flagstone patio, brick wall, large wooden shed and is enclosed by wood panel fencing. To the (North) side of the property there is tandem allocated driveway parking for two vehicles.

## AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas central heating.  
Council Tax Band: B  
Broadband: Fibre to external box.  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.

