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13 Edward Way, Berkeley,  
GL13 9FE

Price Guide  
£264,600



IMMACULATELY PRESENTED THREE BEDROOM HOME IN SOUGHT AFTER DEVELOPMENT, ON THE CUSP OF BERKELEY AND WITHIN EASY REACH OF BERKELEY TOWN CENTRE, ALLOCATED PARKING FOR TWO VEHICLES, CLOAKROOM/3RD WC, LIVING ROOM, KITCHEN/DINER, TWO FIRST FLOOR BEDROOMS AND FAMILY BATHROOM, TOP FLOOR MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, LOW MAINTENANCE REAR GARDEN. ENERGY RATING: B

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# 13 Edward Way, Berkeley, GL13 9FE

## SITUATION

This immaculately presented property is situated in the sought after area of Canonbury Rise and within walking distance 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 the 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, at the next roundabout turn right onto the bypass. Continue a further five hundred metres then taking the first left into Edward Way. Follow the road for 100 metres and the property will be located on the left hand side.

## DESCRIPTION

This property was constructed in 2020 and has the remaining balance of the builders warranty. Whilst remaining in an immaculate condition, the property also benefits from updated flooring to ground floor, updated lighting and a feature wall to living room. The garden has been laid to artificial lawn providing a low maintenance area to enjoy along with wooden decked seating area with a side gate leading to front where two allocated parking spaces can be found directly to the front of the property. Internally, the property briefly comprises; entrance hallway, living room, inner hallway with cloakroom, kitchen/diner with French doors to rear. On the first floor there are two bedrooms and family bathroom. On the top floor there is a spacious master bedroom with en-suite shower room/3rd WC.

## 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).

## ENTRANCE HALLWAY

Double glazed front door, radiator, door to:

## LIVING ROOM 4.45m x 3.59m (14'7" x 11'9")

Double glazed window to front, radiator.

## INNER HALLWAY

Stairs to first floor, door to:

## CLOAKROOM

Low level WC, wash hand basin with pedestal, radiator.

## KITCHEN/DINER 3.59m x 2.67m narrowing to 2.33m (11'9" x 8'9" narrowing to 7'7")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, space for tall standing fridge freezer, electric oven and hob with hood over, one and half bowl stainless steel sink and drainer, space and plumbing for washing machine, radiator, double glazed window and French door to garden.

## ON THE FIRST FLOOR

## LANDING

Radiator, stairs to top floor.

## BEDROOM TWO 3.62m (max) x 3.20m (max) (11'10" (max) x 10'5" (max))

Two double glazed windows to rear, radiator,

## BEDROOM THREE 3.62m (max) x 2.71m (max) (11'10" (max) x 8'10" (max))

Double glazed window to rear, radiator.

## FAMILY BATHROOM

Bath, wash hand basin with pedestal, low level WC, radiator.

## ON THE TOP FLOOR

## SMALL LANDING

Storage cupboard, leading to:

## BEDROOM ONE 5.18m x 2.52m (16'11" x 8'3")

Double glazed window to rear, radiator, access to loft space, door to:

## EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level WC, wash hand basin with pedestal, radiator, double glazed Velux window.

## EXTERNALLY

To the front of the property there are two allocated parking spaces.

The rear garden is laid to artificial lawn, flagstone patio, tap, wooden decked area and side gate. The garden is fully enclosed by wood panel fencing.

## AGENT NOTES

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: C

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

Maintenance charge: We understand this charge will be approximately £200 per annum which contributes to landscaping around the development (this is reviewed annually in April). As the development is yet to be finished, this charge has yet to be finalised and your conveyancer will be able to investigate further.

This property was constructed in 2020 and has the remaining balance of the builders warranty.

## 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.

