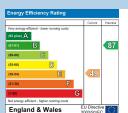
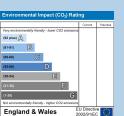
Bennett 🛖 Jones **PARTNERSHIP** 

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS









MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS

# 7 Severn View Parade, Newtown, Berkeley, **GL13 9ND**

**Asking Price** £215,000



OFFERED WITH NO ONWARD CHAIN, THIS THREE-BEDROOM TERRACED HOUSE IN THE HEART OF SHARPNESS OFFERS SPACIOUS ACCOMMODATION INCLUDING A LOUNGE, KITCHEN, GROUND FLOOR BATHROOM AND THREE DOUBLE BEDROOMS OVER TWO UPPER FLOORS. THE PROPERTY WOULD BENEFIT FROM SOME UPDATING BUT PROVIDES A GREAT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS, WITH A SMALL ENCLOSED COURTYARD GARDEN, SIDE ACCESS, AND ON STREET PARKING NEARBY. EPC: E

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW









# 7 Severn View Parade, Newtown, Berkeley, GL13 9ND

# **SITUATION**

This property is located in Severn View Parade, just off Oldminster Road in Sharpness and close to the village centre, which has a primary school, church and mini market/post office. The adjoining town of Berkeley has a wider range of shopping facilities, library and doctors surgery. Sharpness is well located for access to the A38, bringing the larger centres of Gloucester, Bristol and Cheltenham within daily commuting distance.

#### **DIRECTIONS**

If travelling south on the A38 past the Dursley junction and the Prince of Wales Hotel continue following the signs to Berkeley on the B4066. Proceed to the roundabout taking the second exit by-passing Berkeley and continue to the next roundabout proceeding straight across. Continue for approximately three quarters of a mile turning right signposted Sharpness and Newtown, Continue under the railway bridge and after 100m the property will be found at the junction for Oldminster Road and Gloucester Road.

#### **DESCRIPTION**

This property was previously rented out and therefore, offered with no onward chain. There are three good sized double bedrooms, two on the first floor and one on the second floor. There is a small courtyard garden to the rear with pedestrian access to the side and there is ample on-street parking situated on Oldminster Road.

#### 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).

# ON THE GROUND FLOOR

# LOUNGE 4.04m x 3.26m (13'3" x 10'8")

Double glazed window, radiator, tiled floor, electric fire, front door.

# KITCHEN 4.08m x 3.24m (13'4" x 10'7")

Range of wall and base units, integrated oven and gas hob, extractor over, sink with mixer tap, tiled splashbacks, space for fridge freezer, radiator tiled floor, double glazed window, stairs to first floor.

#### INNER HALL/UTILITY

Space and plumbing for washing machine, back door, tiled wall and floor.

#### **BATHROOM**

Suite comprising bath with shower over, pedestal wash hand basin, low level WC, double glazed window, extractor, radiator, tiled floor and wall.

# ON THE FIRST FLOOR

# FIRST FLOOR LANDING

Radiator, stairs to second floor.

# BEDROOM THREE 3.32m x 3.20m (10'10" x 10'5")

Radiator, double glazed window, cupboard housing boiler.

BEDROOM TWO 4.17m x 3.30m (13'8" x 10'9") Radiator, double glazed window.

ON THE SECOND FLOOR

# SECOND FLOOR LANDING

BEDROOM ONE/ATTIC ROOM 4.70m into eaves x 4.07m (15'5" into eaves x 13'4")

Radiator, double glazed dormer window.

# **EXTERNALLY**

Enclosed rear patio, outside tap, gated side access.

# **AGENT NOTES**

Tenure: Freehold

Services: All mains services are believed to be





connected. Gas central heating. There is a water meter.

Council Tax Band: B

Broadband: Asymmetric Digital Subscriber Line For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

# **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.

