



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 78 / 78  
Environmental Impact (CO<sub>2</sub>) Rating: C

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4, Fitzhardinge House Marybrook Street,  
Berkeley, GL13 9FD

Price Guide  
£220,000



UNIQUE OPPORTUNITY TO PURCHASE A SUPERIOR TWO BEDROOM MAISONETTE SITUATED TO THE REAR OF THE FORMER 18TH CENTURY GRADE II LISTED HOSPITAL, SITUATED IN THE POPULAR TOWN CENTRE WITH AMENITIES WITHIN WALKING DISTANCE. HAVING ACCESS VIA THE COMMUNAL FRONT ENTRANCE AND/OR REAR PATHWAY FROM THE ALLOCATED PARKING SPACE AT THE BACK OF THE BUILDING TO THE PRIVATE FRONT DOOR, INNER HALLWAY, 25' OPEN PLAN LOUNGE/KITCHEN/DINER, VERSATILE GROUND FLOOR DOUBLE BEDROOM, WELL PROPORTIONED BATHROOM AND ADDITIONAL FIRST FLOOR DOUBLE BEDROOM, GAS CENTRAL HEATING, PLUS ATTRACTIVE COMMUNAL GARDEN. A VIEWING IS RECOMMENDED TO APPRECIATE THIS DELIGHTFUL PROPERTY. ENERGY RATING: C

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## 4, Fitzhardinge House Marybrook Street, Berkeley, GL13 9FD

### SITUATION

This attractive period property is located in the popular historic town of Berkeley, which is famous for its Castle and the Jenner Museum. The historic town centre has a range of local retailers along with library, doctors surgery and primary school. Berkeley town is well placed for access to the adjoining towns of Thornbury and Dursley, both having a wider range of shopping facilities along with leisure facilities including swimming pool, golf courses and gyms. Cam/Dursley 'Park and Ride' railway station is within a ten minute drive which provides easy access to Gloucester, Bristol and Cheltenham and onward connections to the National Rail Network. The town is also well placed for access to the A38 and M5/M4 motorway network.

### DESCRIPTION

A unique opportunity to purchase a superbly converted two bedroom maisonette in the former Grade II period hospital situated in the town centre close to all amenities. The maisonette has been finished to a high standard and benefits from it's own fully enclosed courtyard which provides a pleasant area to sit and relax. There are also lawned communal gardens for all to enjoy. The converted maisonette is light and airy and retains charm and character. It briefly comprises: private front door, hallway with entry phone system leading into light and airy open plan 25' lounge/kitchen/diner fitted with integral appliances and attractive patio doors out into its own private and fully enclosed courtyard/sitting area. There is a double bedroom and bathroom on the ground floor and a further bedroom on the first floor. It benefits from gas central heating and has its own allocated parking space with rear access. We highly recommend a viewing as this is an opportunity not to be missed.

### DIRECTIONS

If travelling from the M5 or A38 follow the signs for Berkeley, on entering the town via Canonbury Street proceed passing the Castle on the left hand side and continue for approximately two hundred metres bearing

right into Marybrook Street and continue for approximately 80 metres and Fitzhardinge House will be found 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).

### PRIVATE ENTRANCE HALLWAY

With entry phone system, window, radiator, cloak recess with coat hooks, stairs to first floor.

### LOUNGE/KITCHEN/DINER 7.64m x 3.44m (25'0" x 11'3")

A light and airy open plan living area/kitchen. The lounge has a radiator and French doors opening out into the private courtyard area which provides a lovely enclosed space to sit and relax in. The kitchen/diner is well fitted with a range of wall and floor units and includes integrated fridge/freezer, dishwasher, cupboard housing washer/dryer and inset sink unit. There is an inset gas hob with extractor fan over and built-in electric oven, an Ideal gas combination boiler provides central heating and hot water. The velux roof light is operated by a wall switch.

### BEDROOM ONE 3.75m x 3.22m (12'3" x 10'6")

Having two windows with roller blinds, radiator.

### BATHROOM

Fitted with a white contemporary suite comprising panelled bath with shower over, low level WC and wash hand basin. There is a ladder towel rail, wall mirror and extractor fan.

### ON THE FIRST FLOOR

### BEDROOM TWO 4.52m x 2.45m reducing to 1.59m (14'9" x 8'0" reducing to 5'2")

With window and radiator.

### EXTERNALLY

A pleasant fully enclosed paved courtyard/sitting area is accessed via the french doors of the lounge. The maisonette also enjoys the use of good size communal gardens and bicycle rack. The maisonette has access from both the front of Fitzhardinge House via the main road or rear pedestrian access from the allocated parking space.

### AGENT NOTES

Tenure: Leasehold

Leasehold term: 999 years (992 years remaining).

Service Charge: £125 PCM payable to Cambray Property Management

Ground Rent: Not subject to ground rent.

Services: All mains services are understood to be

connected. There is a water meter.

Council Tax Band: 'A'

Grade II Listed

N.B. Pets are not allowed.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

