



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [93-100] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92-100] <b>A</b>	
[81-92] <b>B</b>		[81-91] <b>B</b>	
[69-80] <b>C</b>		[69-80] <b>C</b>	
[55-68] <b>D</b>		[55-68] <b>D</b>	
[39-54] <b>E</b>		[39-54] <b>E</b>	
[27-38] <b>F</b>		[27-38] <b>F</b>	
[1-26] <b>G</b>		[1-26] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>78</b>	<b>65</b>		

England & Wales EU Directive 2002/91/EC

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 Agents or Vendors.

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.

10 The Crescent, Newtown, Berkeley,  
GL13 9NY

Price Guide  
£265,000



THREE BEDROOM TERRACED PROPERTY IN TUCKED AWAY END OF CUL-DE-SAC LOCATION, LARGE UPDATED AND MODERNISED BY THE CURRENT OWNERS, NEW OPEN PLAN KITCHEN/DINER, NEW DRIVEWAY, EXTENSIVE NEW FLOORING, ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, LARGE UTILITY ROOM, THREE FIRST FLOOR BEDROOMS, BATHROOM, SEPARATE CLOAKROOM, ENCLOSED REAR GARDEN WITH FURTHER DRIVEWAY. ENERGY RATING: D.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 10 The Crescent, Newtown, Berkeley, GL13 9NY

## SITUATION

The property is situated in the popular hamlet of Newtown, the adjoining village of Sharpness has its own primary school, convenience store, and the historic town centre of Berkeley is just two miles distance which offers a wider range of shopping facilities along with doctors surgery, Berkeley Castle, and The Edward Jenner Museum. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

From the A38 proceed towards Berkeley on the B4066, at the roundabout take the second exit on the bypass road and continue to the next roundabout, taking the second exit and proceed along this road turning right signposted Newtown and Sharpness, proceed under the railway bridge and continue, taking the third turning on the left; which is after approximately half a mile, into Baylands, and the first turning on the right into The Crescent, bear round to the right and the property will be found towards the head of the cul-de-sac on the right hand side.

## DESCRIPTION

This terraced house provides spacious accommodation and has been greatly updated and modernised by the current owners. The ground floor layout has been changed to create an open plan kitchen/diner. The property benefits from a new kitchen, extensive updated flooring and general decoration throughout. The gardens are a particular feature of the property having a good size rear garden with lawn and rear vehicle access providing tandem parking for two. To the front of the property, a driveway has been added to create a further two parking spaces. The accommodation briefly comprises: entrance hall, living room, kitchen/dining room and utility room. On the first floor there are two double bedrooms, further single bedroom, bathroom with separate WC. The property has gas fired radiator central heating and double glazing.

## 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, stairs to first floor.

## LIVING ROOM 3.82m x 2.96m narrowing to 2.47m (12'6" x 9'8" narrowing to 8'1")

Double glazed window to front, radiator.

## KITCHEN/DINING ROOM 5.44m x 3.60m narrowing to 3.06m (17'10" x 11'9" narrowing to 10'0")

Fitted kitchen with base and wall units, laminated work surfaces over, electric oven, separate induction hob with hood over, gas boiler in cupboard, space for American fridge freezer, composite one and half bowl sink and drainer, double glazed window to front and rear, radiator.

## UTILITY ROOM 4.03m x 1.53m (13'2" x 5'0")

Double glazed window and door to rear, space and plumbing for washing machine and tumble dryer.

## ON THE FIRST FLOOR

## LANDING

Radiator, double glazed window to rear.

## BEDROOM ONE 3.66m x 2.97m (12'0" x 9'8")

Double glazed window to front, radiator, storage area.

## BEDROOM TWO 3.68m narrowing to 2.71m x 3.64m (max) (12'0" narrowing to 8'10" x 11'11" (max))

Double glazed window to front, radiator.

## BEDROOM THREE 2.64m x 2.67m (8'7" x 8'9")

Double glazed window to rear, radiator, built in wardrobe.

## BATHROOM

Bath with electric shower, wash hand basin with pedestal, radiator, double glazed window to rear.

## CLOAKROOM

Low level WC, double glazed window to rear.

## EXTERNALLY

The rear garden has patio, is laid to lawn with electric point and tap, and is enclosed by wood panel fencing. There is a concrete driveway providing parking for one car with gate leading to further driveway area providing a further parking area. Shared side access leads to front which has tarmac driveway providing parking for a further two vehicles.

## AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas central heating.

Council Tax Band: B

The side access is shared with the attached neighbour.

Broadband: Fibre to the Premises

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.

