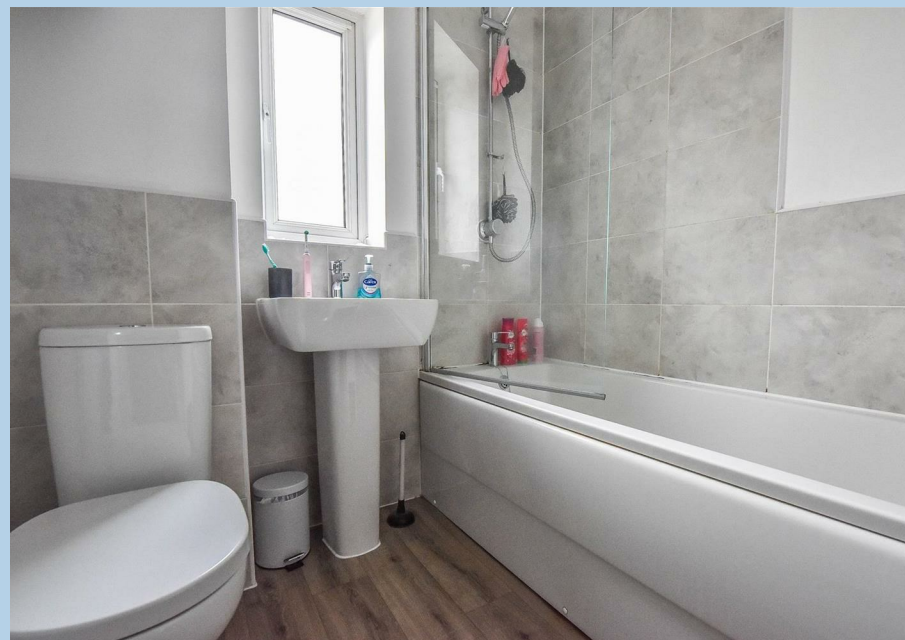
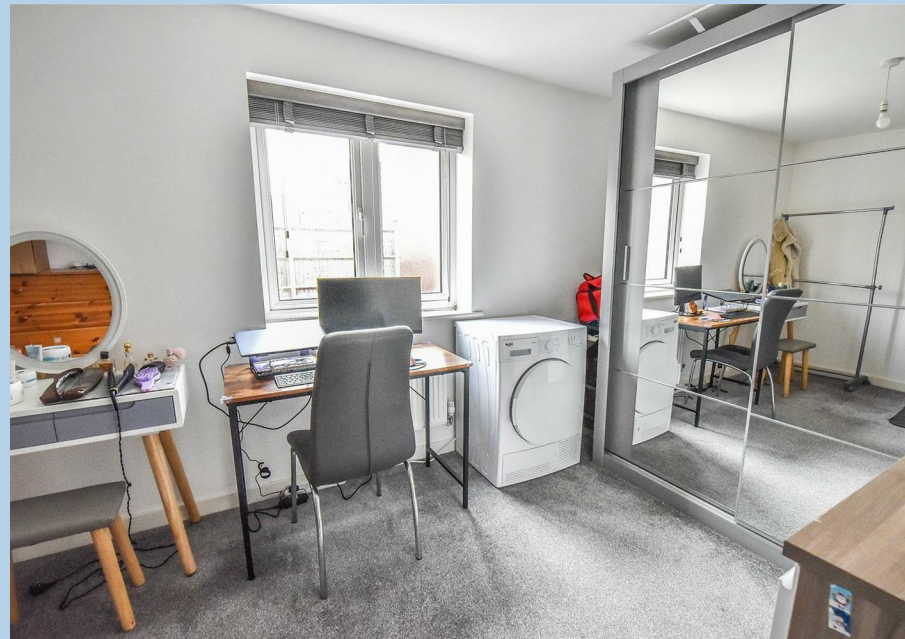


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements 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.

40 Chamberlayne Crescent, Berkeley,
GL13 9FL

Asking Price
£245,000



AN IMMACULATELY PRESENTED TWO-BEDROOM END-TERRACED HOME IN A HIGHLY SOUGHT-AFTER DEVELOPMENT, OFFERING REAR ACCESS AND BUILT IN 2021 WITH THE REMAINING BALANCE OF A WARRANTY. THE PROPERTY ENJOYS A PLEASANT OUTLOOK OVER OPEN FIELDS TO THE FRONT AND IS LOCATED ON THE EDGE OF BERKELEY, JUST A SHORT DISTANCE FROM THE TOWN CENTRE. IT BENEFITS FROM ALLOCATED PARKING FOR TWO VEHICLES, A CLOAKROOM/SECOND WC, A SPACIOUS LIVING ROOM, A KITCHEN/DINER, TWO FIRST-FLOOR BEDROOMS, AND A FAMILY BATHROOM. THE WESTERLY-FACING REAR GARDEN IS PERFECT FOR ENJOYING THE AFTERNOON SUN.
ENERGY RATING: B.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

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sales@bennettjones.co.uk



40 Chamberlayne Crescent, Berkeley, GL13 9FL

SITUATION

This end terrace 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 take the first turning on the right onto Chamberlayne Crescent. Follow the road to the left, proceed a further 100 metres and the property will be located 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).

ON THE GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor.

CLOAKROOM

Double glazed window, pedestal wash hand basin, low level WC, radiator.

LOUNGE 4.62m x 2.92m (15'1" x 9'6")

Double glazed window, radiator, understairs storage cupboard.

KITCHEN/DINER 3.85m x 2.46m (12'7" x 8'0")

Range of wall and base units, integrated fridge/freezer, electric oven and hob with hood over, splashbacks, integrated dishwasher and washing machine, radiator, double glazed window and French doors.

ON THE FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 3.90m x 2.61m (12'9" x 8'6")

Two double glazed windows to front, radiator, built-in storage.

BEDROOM TWO 3.89m x 2.49m (12'9" x 8'2")

Double glazed window, radiator.

BATHROOM

Suite comprising bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed window.

EXTERNALLY

At the rear of the property is a good sized patio area with fully enclosed raised astro turf garden, shed, outside tap and gated side access leading to the front where there is a tarmac driveway providing parking for two cars.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: B (£1801.63 payable).



Communal Charge: Average £131.07 annually to Remus.
Broadband: Fibre to the Property.
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.

