



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.

6 Leaze Close, Berkeley,  
GL13 9BZ

Price Guide  
£385,000



\*\*\* OPEN HOUSE SATURDAY 13TH SEPTEMBER 2.00 - 3.30PM NO APPOINTMENT NECESSARY \*\*\*

THREE BEDROOM SEMI-DETACHED HOME IN SOUGHT AFTER CUL-DE-SAC POSITION, WITHIN LEVEL WALKING DISTANCE OF TOWN CENTRE AND AMENITIES, GARAGE PLUS DRIVEWAY PARKING FOR TWO, HIGH-QUALITY BRICK BUILT HOME OFFICE/GARDEN ROOM, PLEASANT SOUTH-FACING REAR GARDEN, ENTRANCE HALLWAY, LIVING ROOM, OPEN PLAN KITCHEN/DINER, UTILITY AND CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM. ENERGY RATING: C.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# 6 Leaze Close, Berkeley, GL13 9BZ

## SITUATION

This property is situated in the very popular cul-de-sac of Leaze Close, within a short distance of Berkeley town centre, which is well known for its Jenner Museum and Castle. The town has a number of local retailers along with primary schooling. There are also a number of country walks including the Deer Park and adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton-under-Edge and Thornbury have secondary schooling along with a wider range of shopping and recreational facilities. Travelling to the larger centres of Bristol, Gloucester and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

Berkeley is approached from the A38 on the west side of the M5 motorway between Gloucester and Bristol. From the A38 proceed towards the town centre on the B4066 and continue straight across at the roundabout passing Berkeley Castle on the left hand side. Continue for approximately 300m and the road bears round to the left into Salter Street. Proceed just over 200 metres and the turning for Leaze Close is on the right hand side, follow the road as it bears left and the property will be located on the left hand side.

## DESCRIPTION

This property has been in the same ownership for approaching five years and is situated towards the end of this very popular cul-de-sac in the historic town of Berkeley. The property remains in a modernised condition with new flooring being added recently, a new boiler and general redecoration. The property benefits from newer double glazing and extensive fitted shutter blinds. There is a high quality fitted kitchen with Quartz work surfaces in the open plan kitchen area with French doors to patio. A brick built home office/garden room creates an ideal work from home solution or reception room to the pleasant South facing garden. The property briefly comprises; entrance hallway, living room, kitchen/diner, utility/cloakroom. On the first floor there are three bedrooms and family bathroom. The rear laid to lawn garden is over 70 feet in length and has wooden decking area. To the front of the property there is tarmac driveway providing parking for two cars leading to garage.

## 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, stairs to first floor.

## LIVING ROM 3.98m x 3.39 narrowing to 3.02 (13'0" x 11'1" narrowing to 9'10")

Double glazed bay window to front with shutters, radiator.

## KITCHEN/DINING ROOM 5.33m x 4.14m narrowing to 3.10m (17'5" x 13'6" narrowing to 10'2")

Fitted kitchen with base and wall units, quartz work surfaces over, integrated tall fridge freezer, electric oven, separate induction hob, integrated dishwasher, radiator, storage cupboard, double glazed window and French doors with blinds to garden.

## UTILITY/CLOAKROOM

Space and plumbing for washing machine, double glazed door to rear, door to garage, wash hand basin, low level wc.

## ON THE FIRST FLOOR

## LANDING

Radiator, double glazed window to side, access to loft space.

## BEDROOM ONE 4.15m (max) x 3.32m (max) (13'7" (max) x 10'10" (max))

Double glazed window to rear with shutters, radiator, storage cupboard.

## BEDROOM TWO 3.52m x 3.33m (11'6" x 10'11")

Double glazed window to front with shutters, radiator.

## BEDROOM THREE 2.43m x 1.89m (7'11" x 6'2")

Double glazed window to front with shutters, radiator.

## EXTERNALLY

The rear garden has wooden decking area and is laid to lawn with various shrubs, flower beds, electric point and the garden is fully enclosed by wood panel fencing and wall to rear. There is a HOME OFFICE (3.85m x 2.88m) which has light and power and electric under floor heating, double glazed window to side and French doors to garden. To the front of the property there is a tarmac driveway providing parking for two cars leading to GARAGE (5.66m x 2.56m) which has light and power and double doors to front.

## AGENT NOTES

Tenure: Freehold.  
Services: All mains services are believed to be connected.  
Gas central heating. There is a water meter.  
Council Tax Band: C  
Broadband: Fibre to the Cabinet

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.

