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2 Church Lane, Berkeley,  
GL13 9BN

Asking Price  
**£225,000**



THIS ATTRACTIVE COTTAGE IS SET IN A DESIRABLE AND HISTORIC PART OF BERKELEY, JUST A SHORT WALK FROM THE TOWN CENTRE WITH COUNTRY WALKS CLOSE AT HAND. THE PROPERTY HAS A PRIVATE COURTYARD GARDEN AND LOVELY VIEWS OVER OPEN FIELDS FROM THE HOUSE. THE ACCOMMODATION INCLUDES LIVING ROOM, SPACIOUS KITCHEN, CLOAKROOM, TWO FIRST-FLOOR BEDROOMS, AND A SHOWER ROOM. BENEFITS INCLUDE GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, AND NO ONWARD CHAIN. ENERGY RATING: D

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## 2 Church Lane, Berkeley, GL13 9BN

### SITUATION

This cottage is situated in an attractive and historic area within walking distance of the town centre and close to the Berkeley Castle grounds. The Jenner Museum is located close by with St. Mary's Church also being within a short walk away. Berkeley town has a range of shops along with primary school and doctors surgery. The property is well placed for travel throughout the South West via the A38 and M5/M4 motorway network bringing the larger centres of Bristol, Gloucester and Cheltenham within easy commuting distance. The nearby village of Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

### DIRECTIONS

If travelling on the M5 or A38 follow the signs for Berkeley on the B4066 for approximately half a mile to the roundabout, continue straight across passing the castle on the left hand. Upon entering the town take the left hand turning onto High Street and proceed 150m taking the third turning on the left hand side onto Church Lane and the property will be located second on the left hand side.

### DESCRIPTION

This two bedroom terraced cottage is situated in this excellent location, off the historic High Street, in Berkeley town centre and is close to the Church and Castle and walks in the nearby Deer Park. The cottage is set on a single track lane where we understand there is on-street parking and the cottage is accessed via a most attractive courtyard garden leading to entrance lobby and onto the kitchen. There is a living room, ground floor cloakroom/wc and on the first floor there are two double bedrooms along with shower room. The property has gas fired radiator central heating and extensive sealed unit double glazing and must be seen to be fully appreciated. There are outstanding views from the front bedroom towards the Church, a field and towards the Deer Park.

### 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 LOBBY

Having radiator, ceramic tiled floor, double glazed window to side and opening to:

### KITCHEN 4.59m x 2.23m (15'0" x 7'3")

Having a range of wood fronted shaker style wall, tall and base units with laminated round edge work surfaces over incorporating inset sink unit, inset gas hob, built in oven, wall mounted gas boiler supplying radiator central heating and domestic hot water, integrated dishwasher, radiator and double glazed window to front.

### LIVING ROOM 3.71m narrowing to 2.64m x 3.6m (12'2" narrowing to 8'7" x 11'9")

Having sash double glazed window, ceramic tiled floor, built in cupboard and double radiator.

### CLOAKROOM

Having vanity wash hand basin with cupboards under, WC with concealed cistern, double glazed window, ceramic tiled floor and radiator.

### ON THE FIRST FLOOR

### LANDING

Giving access to extensively boarded and insulated loft space with roof light.

### BEDROOM ONE 4.67m x 2.28m narrowing to 1.67m (15'3" x 7'5" narrowing to 5'5")

Having extensive range of fitted wardrobes with top boxes and bedside cabinets, double glazed sash window and radiator.

### BEDROOM TWO 3.57m x 3.36m average (11'8" x 11'0" average)

Having double radiator, sash double glazed window with views, stone fireplace with wood mantel and fitted gas fire (not currently in use).



### SHOWER ROOM

Having vanity wash hand basin, shower cubicle with mixer shower, radiator, double glazed window and heated towel rail.

### EXTERNALLY

To the front of the property, there is a courtyard garden with low walling and gate to front.

### AGENTS NOTES

All mains services are believed to be connected. Gas fired radiator central heating. The gas boiler we understand was fitted in 2011. Council Tax Band: 'B' Tenure: Freehold.

### 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.

