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Bennett Jones PARTNERSHIP

65 Berkeley Vale Park, Berkeley, GL13 9TQ

Offers In The Region Of
£49,999

DOUBLE GLAZED AND CLADDED PARK HOME WITH SCOPE FOR RENOVATION, TWO BEDROOMS, THE PROPERTY BRIEFLY COMPRISES; PORCH, ENTRANCE HALL, KITCHEN/DINER, LOUNGE, BATHROOM. PRIVATE REAR GARDEN, BOTTLED GAS CENTRAL HEATING. UTILITY SHED WITH PLUMBING & ADDITONAL STORAGE SHED, COMMUNAL PARKING CLOSE BY.

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65 Berkeley Vale Park, Berkeley, GL13 9TQ

SITUATION

This mobile home is located on the outskirts of the historic town of Berkeley. The town is famous for its Jenner Museum and Castle and provides a number of local shops. Close at hand are a number of country walks including the nearby Deer Park and the Berkeley Vale countryside. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

On approaching the town from the A38 continue straight across at the first roundabout passing the Castle entrance on the left hand side. Continue bearing left into Salter Street by the Town Hall, continue on Lynch Road for approximately half a mile turning right into Hook Street and then first right into Berkeley Vale Park. No.65 can be found on the right hand side of the site, past the office and down the path for approximately 25 metres.

DESCRIPTION

This property has been in the same ownership for many years and briefly comprises: entrance porch, hallway, kitchen/diner, living room, two bedrooms and bathroom. Externally, the property benefits from gardens to sides, front and rear with a utility shed having plumbing and power and further storage shed. patio and lawn area and various shrubs.

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 PORCH

Open step to:

HALLWAY

Having space for hanging coats and radiator.

BEDROOM ONE 2.96m x 2.23m (9'8" x 7'3")

Double glazed window to rear with views to the fields beyond and radiator.

BATHROOM

Green coloured suite comprising bath, WC, pedestal wash hand basin, radiator, double glazed window to side.

BEDROOM TWO 2.36m max into alcove x 2.21m (7'8" max into alcove x 7'3")

Double glazed window to side, radiator, built-in wardrobe area and electric heater.

KITCHEN 2.97 max x 2.66 max (9'8" max x 8'8" max)

Dual aspect double glazed window offering a light and airy feel, a range of wall and base units with worktop over and sink and drainer, built in cupboard for storage and second built in cupboard housing Vaillant boiler, space for oven and fridge freezer, radiator and space for table.

LOUNGE 3.39m x 2.96m (11'1" x 9'8")

Double glazed window to front and upvc door and window to side, radiator, heater and fireplace for ornamental purposes.

EXTERNALLY

There is a lawned area to the front with concrete pathway edged by shrubs leading to the front door step and brick SHEDS. Utility shed with plumbing for washing machine and electric and single glazed window. Second shed providing useful storage, window to back, light. Pathway leads to the rear garden area with patio area and private lawn area, having shrubs and trees and edged by fencing to rear and leads to side lawned area housing gas bottles.

AGENT NOTES

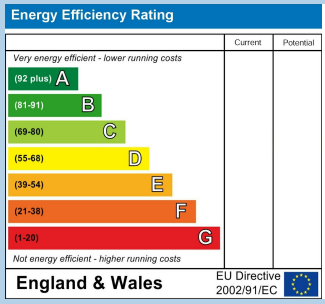
Tenure: Park Home
Services: Mains water, drainage, and electricity. Bottled LPG Gas.
Council Tax Band: A
Ground Rent: £165.50 per month, which is reviewed annually in January and includes clean water charge.
There are no dogs allowed on the park.
The site is for occupiers over the age of 50.
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

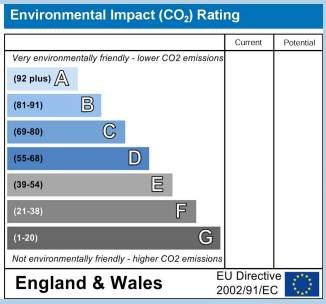
VIEWING

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.





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