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12 Baylands, Newtown, Berkeley,
GL13 9NX

Price Guide
£280,000



UPDATED AND MODERNISED HOME IN SOUGHT AFTER LOCATION, TWO BEDROOM (POTENTIAL FOR THREE BEDROOMS), SEMI-DETACHED HOUSE WITH DRIVEWAY PARKING FOR TWO/THREE CARS, OPEN PLAN KITCHEN/DINER WITH HIGH QUALITY KITCHEN. ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, TWO LARGE DOUBLE BEDROOMS, FAMILY BATHROOM, ENCLOSED AND WELL PRESENTED REAR GARDEN. ENERGY RATING: D

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SITUATION

The property is situated in the popular hamlet of Newtown, and the adjoining village of Sharpness has its own primary school and post office/convenience store. 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 property is located on the corner of Baylands and Bays Hill.

DESCRIPTION

Since being purchased in 2011, the current owners have updated this property throughout, adjusting the layout to create this modernised home. There is now an open plan kitchen/diner with high quality kitchen, breakfast bar and dual-aspects, creating a welcoming reception room. The property benefits from updated flooring and decoration throughout with a modern bathroom, extensively updated garden with wooden decking offering a good degree of privacy. Internally, the property briefly comprises; entrance hallway, kitchen/dining room, living room, utility room with store room (former cloakroom). On the first floor there are two bedrooms (potential for three bedrooms) and family bathroom.

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, radiator, stairs to first floor.

KITCHEN/DINING ROOM 4.51m x 3.82m (14'9" x 12'6")

Fitted kitchen with base and wall units, stone work surfaces over, space for large electric oven with hood over, radiator, sunken sink and drainer, breakfast bar, double glazed windows to front and rear, airing cupboard with gas boiler.

LIVING ROOM 4.51m x 3.30m (14'9" x 10'9")

Two double glazed windows to front and double glazed window to rear, radiator.

UTILITY ROOM 5.05m x 1.87m (16'6" x 6'1")

Base units with roll top laminated work surfaces over, space and plumbing for washing machine and tumble dryer, space for tall standing fridge freezer, double glazed window and door to side.

STORE ROOM

(Formerly cloak room) with wash hand basin.

ON THE FIRST FLOOR

LANDING

Double glazed window to rear.

BEDROOM ONE 4.49m x 3.32m (14'8" x 10'10")

Double glazed windows to front and rear, two radiators, built in wardrobe.

BEDROOM TWO 3.57m x 3.38m narrowing to 2.49m (11'8" x 11'1" narrowing to 8'2")

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

BATHROOM

'Jacuzzi' bath, separate shower cubicle with mixer shower, vanity wash hand basin, low level wc, double glazed window to rear, radiator.

EXTERNALLY

The rear garden has flagstone patio, tap, electric point, is laid to lawn with wooden decking and is enclosed by wood panel fencing and wall. Side access leads to front driveway which has stone gravel parking for two/three vehicles.

AGENTS NOTE

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

The property is ex-local authority.
Council Tax Band: B
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see 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.

