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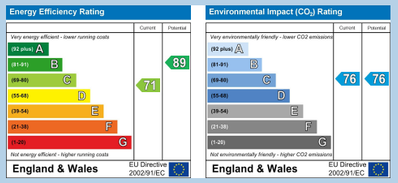
Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

46 Lynch Road Berkeley GL13 9TA

Asking Price

£215,000

A WELL PRESENTED TWO BEDROOM TERRACED PROPERTY OFFERED WITH NO ONWARD CHAIN. THE PROPERTY BRIEFLY COMPRISES; CANOPY PORCH, KITCHEN, LIVING ROOM, TWO DOUBLE BEDROOMS, FAMILY BATHROOM, GARDEN AND PARKING FOR TWO CARS. EPC: C

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

propertymark

46 Lynch Road, Berkeley, GL13 9TA

SITUATION

This property is situated on the outskirts of Berkeley Town Centre. This town is famous for its Jenner Museum and Castle and provides a number of local retailers along with primary school. There are a number of country walks, including the Deer Park and the adjoining Berkeley Vale countryside. The larger centres of Dursley, Wotton under Edge and Thornbury have secondary schooling along with a wider range of shopping facilities and recreational facilities. Travelling to the larger centres of Gloucester, Bristol & Cheltenham is made accessible via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

Berkeley is approached from the A38 on the west side of the M5 between Gloucester and Bristol. From the A38, proceed towards the town centre on the B4066 continuing straight across at the roundabout and passing the Castle on the left hand side. Proceed for approximately 300m and as the road bears round to the right, bear left into Salter Street. Proceed through Slater Street, passing the Co-operative store on the left hand side and continue for a further 200m into Lynch Road and number 46 will be found on the right hand side before the turning for James Orchard.

DESCRIPTION

This property has been in the same ownership for approximately 11 years and has most recently been used to provide a rental income. The current owners have had the property decorated and re-carpeted ready for the next owner. The property briefly comprises; canopy porch, kitchen, lounge/diner, two first floor double bedrooms and family bathroom. To the rear of the property is private garden with gate leading to allocated parking. At the front of the property is small lawn with path and 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).

ON THE GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, radiator.

KITCHEN 3.52m x 1.85m (11'6" x 6'0")

Range of wall and base units, space for washing machine, cooker and fridge freezer, tiled splashback, extractor, Worcester gas combi boiler, double glazed window.

LOUNGE 3.95m x 3.58m (12'11" x 11'8")

Double glazed patio door, radiator.

ON THE FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 3.60m x 2.71m (11'9" x 8'10")

Double glazed window, radiator.

BEDROOM TWO 2.78m x 2.59m widening to 3.59m (9'1" x 8'5" widening to 11'9")

Double glazed window, radiator, storage cupboard.

BATHROOM

Suite comprising bath with electric shower over, low level WC, wash hand basin in vanity unit, part tiled walls, extractor, inset spot lights, radiator.

EXTERNALLY

To the front of the property is a lawned area with hedges. To the rear there is a patio area, steps up to the garden with shrubs, gated rear access.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected.
Council Tax Band: B
Broadband: Overground/underground wire (not fibre).
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.