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3 Stump Street, Berkeley,  
GL13 9FG

Price Guide  
£300,000



THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE PLUS DRIVEWAY PARKING, CONSTRUCTED IN 2020 WITH OUTSTANDING BALANCE OF 10 YEAR BUILDERS WARRANTY, ENVIABLE POSITION, WITHIN WALKING DISTANCE OF TOWN CENTRE, IMMACULATELY PRESENTED THROUGHOUT, ENTRANCE HALLWAY, CLOAKROOM/3RD WC, LIVING ROOM, KITCHEN/DINER, THREE FIRST FLOOR BEDROOMS, MASTER HAVING EN-SUITE SHOWER ROOM, LOW MAINTENANCE ENCLOSED REAR GARDEN, TANDEM DRIVEWAY PARKING FOR TWO CARS. ENERGY RATING: B.

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# 3 Stump Street, Berkeley, GL13 9FG

## SITUATION

This property is located 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 located between Junctions 13 and 14 of the M5 motorway. If travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed for approximately one mile and passing the Berkeley Heath Motors garage and petrol station on your right hand side take the first turning on the right onto the B4066. Proceed for approximately three miles, at the next roundabout turn right onto the bypass. Continue a further five hundred metres then taking the first left into Edward Way, then taking the first right into Stump Street and the property will be found on the left hand side.

## DESCRIPTION

Constructed in 2020 by Persimmon Homes, this three bedroom semi-detached home still benefits from the outstanding balance of a 10 year NHBC warranty. Immaculately presented and within walking distance of the town centre, this home has a pleasant position with an open aspect to front over the communal green space. Externally there is a driveway to side providing tandem parking for two cars leading to garage. The rear garden is low maintenance with patio and is fully enclosed. Internally, the property briefly comprises; entrance hallway, cloakroom, living room and kitchen/diner. On the first floor there are three bedrooms, master having en-suite shower room 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).

## ON THE GROUND FLOOR

### ENTRANCE HALL ( )

Radiator, stairs to first floor, thermostat.

### CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, double glazed window to front.

### LOUNGE 4.38m x 3.71m (14'4" x 12'2")

Double glazed window to front, radiator, understairs cupboard.

### KITCHEN/DINER 4.64m x 2.73m (15'2" x 8'11")

Range of wall and base units, integrated dishwasher, fridge/freezer, cooker, hob, extractor, under counter lights, washing machine (free standing but is being left), double glazed French door and double glazed window to garden, radiator.

## ON THE FIRST FOOR

### LANDING

Access of loft, airing cupboard.

### MASTER BEDROOM 3.70m (max) x 2.91m (max) (12'1" (max) x 9'6" (max))

Double glazed window to front, radiator, storage cupboard, door to:

### EN SUITE SHOWER ROOM

Suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, double glazed window to front, shaver point.

### BEDROOM TWO 2.79m x 2.32m (9'1" x 7'7")

Radiator, double glazed window to rear.

### BEDROOM THREE 2.29m x 1.77m (7'6" x 5'9")

Radiator, double glazed window to rear.

### BATHROOM

Suite comprising low level WC, pedestal wash hand basin, bath with shower, extractor, double glazed window to side.

## EXTERNALLY

The rear garden has artificial lawn, flagstone patio and gated side access and further door leading to GARAGE with tandem driveway parking to front for two cars.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected. Gas central heating.

Council Tax Band: C.

Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information.

Maintenance charge: We understand this charge will be approximately £200 per annum which contributes to landscaping around the development (this is reviewed

annually in April). As the development is yet to be finished, this charge has yet to be finalised and your conveyancer will be able to investigate further. The management company is Remus.

## 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.

