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22 Gilbert Hill, Berkeley,  
GL13 9DH

Asking Price  
**£225,000**



THIS WELL PRESENTED END TERRACED PROPERTY IS TUCKED AWAY AT THE HEAD OF THE CUL DE SAC, IN THE SOUGHT AFTER AREA OF GILBERT HILL AND HAVING NO ONWARD CHAIN. COMPRISING: ENTRANCE HALL, KITCHEN, LOUNGE-DINER WITH PATIO DOORS, TWO BEDROOMS, BATHROOM, ENCLOSED REAR GARDEN, GARAGE AND PARKING. EPC: C

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## 22 Gilbert Hill, Berkeley, GL13 9DH

### SITUATION

This two bedroom end terraced property is situated in the sought after location of Gilbert Hill at the head of the cul de sac and within a few minutes walk of the town centre of Berkeley. The historic town is famous for its Castle and Jenner Museum and has a most attractive High Street with a range of local retailers along with primary school. The town is situated in the Berkeley Vale which provides a range of country walks including the nearby Deer Park. The larger towns of Dursley, Thornbury and Wotton-under-Edge have secondary schooling along with a wider range of recreational facilities. Driving to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. The nearby village of Cam has '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 and if travelling in a southerly direction along the A38 passing The Prince of Wales Hotel on the left hand side; proceed 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, go straight over the roundabout onto Canonbury Street, continue a further five hundred metres passing the Castle on your left hand side and follow the road as it bears round to the right hand side, continuing onto Marybrook Street. Proceed approximately two hundred metres and take the turning on the left hand side onto Fitzhardinge Way and the next right turn into Gilbert Hill. No.22 can be found on the right hand side at the head of the cul-de-sac. The parking space is in front of the middle garage directly ahead.

### DESCRIPTION

This two bedroom modern house has been well maintained by the current owner who has recently updated furnishing within the property. The property is tucked away and offers a certain amount of privacy front and back, and comprising of an entrance hall leading to the kitchen at the front of the property, an opening leads to the spacious lounge-diner having ample room with patio doors leading out on to the rear garden. On the first floor are two modern bedrooms and bathroom. Externally the property can be accessed via the

front open plan garden with access via a side gate to the enclosed rear garden. A garage offers external space for a car or storage with parking space in front. The accommodation must be seen to be fully appreciated and we would suggest viewing at your earliest opportunity.

### 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

Having radiator and hanging space for coats. Archway leads to:

#### KITCHEN 2.44m x 2.33m (8'0" x 7'7")

Wall and base units with worktop over and incorporating the sink and drainer. Wall mounted Worcester boiler. Space for freestanding cooker and fridge and plumbing for washing machine. A double glazed window to front with views of the front garden.

#### LOUNGE 4.63m x 3.54m (15'2" x 11'7")

Spacious room offering good entertaining space, having understairs alcove, laminate flooring, radiator, stairs to first floor and large patio doors offering a light and airy feel and views over the private rear garden.

### ON THE FIRST FLOOR

#### LANDING

Useful cupboard offering ample storage, loft access.

#### BEDROOM ONE 3.57m x 2.54m widening to 3.54m into alcove (11'8" x 8'3" widening to 11'7" into alcove)

Good size master bedroom with double glazed window to rear, over stairs built in cupboard, radiator and useful storage alcove and oak door.

#### BEDROOM TWO 3.52m x 1.64m (11'6" x 5'4")

With double glazed window to front, radiator and oak door.

### BATHROOM

White suite comprising: bath with shower mixer tap over, pedestal wash basin, WC and ladder radiator, double glazed window to front.

### EXTERNALLY

To the front of the property is a pathway leading from the parking space with attractive lawn area and leading to the front door and to the side gate with pathway leading to the enclosed rear garden with patio area for outdoor entertaining and good sized lawn area with a scattering of shrubs and fruit trees and edged by wooden fencing.

### GARAGE

Having up and over door and providing good storage or space for a vehicle, and parking space.

### AGENT NOTES

Tenure: Freehold (Garage Leasehold 999 years)  
Services: All mains services are believed to be connected  
Council Tax Band: C  
Broadband: Fibre to the Cabinet  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
Garage: Leasehold term: 999 years from 1990 - peppercorn rent

### 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.

