



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

8 The Brambles, Berkeley,
GL13 9EF

Price Guide
£250,000



A WELL-PRESENTED TWO-BEDROOM HOME IN A POPULAR CUL-DE-SAC, JUST A SHORT WALK FROM BERKELEY TOWN CENTRE. MODERNISED THROUGHOUT WITH A CONTEMPORARY KITCHEN AND BATHROOM, PLUS A BRIGHT CONSERVATORY OPENING ONTO AN ENCLOSED REAR GARDEN. TWO ALLOCATED PARKING SPACES, WITH AN ADDITIONAL SPACE TO THE FRONT. ENERGY RATING: C.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



8 The Brambles, Berkeley, GL13 9EF

SITUATION

This property is situated at the end of this popular cul-de-sac of The Brambles which is 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. 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, go straight over the roundabout onto Canonbury Street, continue a further 500 metres passing the Castle on your left hand side and follow the road as it bears round to the right, continuing onto Marybrook Street, proceed approximately 200 metres and take the turning on the right into The Brambles and number 8 will be found in the first left hand corner.

DESCRIPTION

This two bedroom home was constructed approximately thirty years ago and has been in the same ownership for over three years. The property is located on the end of a row of terraced properties, close to the two allocated parking spaces at the rear. The current owners have modernised throughout by changing decor and flooring along with revamping the kitchen, conservatory and altering the garden. A new bathroom was installed in

2022 and remains in modern condition. The property briefly comprises; canopy porch, entrance hallway, kitchen, living/dining room and conservatory to rear. On the first floor, there are two bedrooms and bathroom. Externally, there is an enclosed rear garden and allocated parking for two cars with a further space at the front of the property.

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

HALLWAY

Radiator.

KITCHEN 2.41m x 2.32m (7'10" x 7'7")

Range of wall and base units incorporating single drainer sink unit, integrated cooker and gas hob, extractor hood over, integrated fridge, tiled splashbacks, space for washing machine, cupboard housing boiler, double glazed window.

LOUNGE 4.62m x 3.52m (15'1" x 11'6")

Radiator, stairs to first floor, double glazed patio door.

CONSERVATORY 2.90m x 2.74m (9'6" x 8'11")

Electric heater, double glazed doors to garden.

ON THE FIRST FLOOR

LANDING

Access to loft with loft ladder, linen cupboard.

BEDROOM ONE 3.60m x 2.93m (11'9" x 9'7")

Double glazed window, radiator, storage cupboard, fitted wardrobe.

BEDROOM TWO 3.48m x 1.69m (11'5" x 5'6")

Radiator, double glazed window.



BATHROOM

Suite comprising low level WC, vanity wash hand basin, bath with shower over, part tiled walls, heated towel radiator, extractor, double glazed window.

EXTERNALLY

The rear garden comprises bark chippings, various shrubs and flowers, patio, shed, full enclosed by wooden panel fencing, gate to side, leading to allocated parking for two cars.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

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

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.

