



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-92 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <b>A</b>	
81-84 <b>B</b>		81-81 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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27 Lynch Road, Berkeley,  
GL13 9TE

Price Guide  
**£289,000**



THREE BEDROOM DETACHED COTTAGE IN TUCKED AWAY POSITION CLOSE TO TOWN CENTRE, ENCLOSED WEST-FACING LOW MAINTENANCE COURTYARD GARDEN, OFF-STREET PARKING FOR TWO, SPACIOUS ENTRANCE HALLWAY, LIVING/DINING ROOM, HIGH QUALITY KITCHEN, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM, DOUBLE GLAZING AND GAS CENTRAL HEATING. ENERGY RATING: E.

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# 27 Lynch Road, Berkeley, GL13 9TE

## SITUATION

This individual detached cottage 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 No 27 will be found down a short track on the left hand side,.

## DESCRIPTION

This property has been loved and modernised by the current owners and offers the potential to purchase a detached cottage within walking distance of this historic town centre. The property benefits from off-street parking for two, an enclosed low maintenance West facing courtyard garden and has pleasant country walks very close by. The property has a spacious entrance hallway leading to multi-aspect living/diner and high quality kitchen with French doors to the courtyard. On the first floor there are three bedrooms and shower room. We recommend a viewing at your earliest opportunity.

## 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).

## ENTRANCE HALL

Having double glazed front door, double glazed window to front and side, inset ceiling spot lights, internal doors opening to:

## LIVING/DINING ROOM 7.47 (max) x 2.94 (24'6" (max) x 9'7" )

Dual aspect double glazed window to side and two double glazed windows to rear, two radiators, stairs to first floor, under stair storage cupboard.

## KITCHEN 3.89 x 2.89 (12'9" x 9'5")

Fitted kitchen with base and wall units, roll top laminate work surface over, space and plumbing for washing machine, space for slimline dishwasher, space for tumble dryer, space for tall standing fridge freezer, radiator, space for electric oven, hood over, double glazed French doors to courtyard, inset ceiling spotlights, ceramic one and half bowl sink and drainer, cupboard with Worcester gas boiler, large walk-in cupboard/larder.

## ON THE FIRST FLOOR

## LANDING

Two double glazed Velux windows.

## BEDROOM ONE 3.69 x 2.98 (12'1" x 9'9")

Dual aspect double glazed windows to side and rear, radiator, storage cupboard.

## BEDROOM TWO 3.04 narrowing to 2.23 x 2.91 (9'11" narrowing to 7'3" x 9'6")

Double glazed window to rear, radiator.

## BEDROOM THREE 2.73 x 1.97 (8'11" x 6'5")

Double glazed window to rear, radiator, storage cupboard.

## SHOWER ROOM

Shower cubicle with rainfall mixer shower, corner vanity wash hand basin, low level wc, heated towel rail, double glazed window to rear.

## EXTERNALLY

A tarmac driveway provides parking space for two cars. There is a front flagstone paved and gated stone gravel area providing access to front door and side gate to the courtyard garden which has further flagstone patio and stone gravel section. The garden benefits from its West facing aspect and is fully enclosed by wood panel fencing.

## VIEWING

By appointment with the owner's sole agents as over.

## AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. There is a water meter.

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

## 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.

