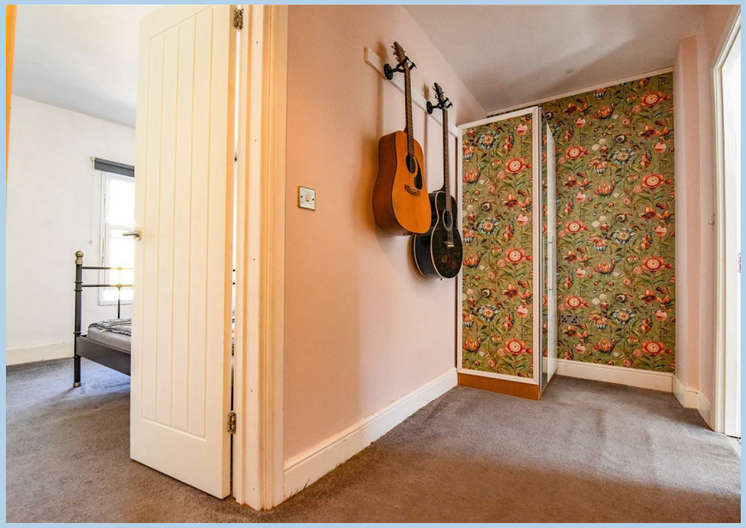
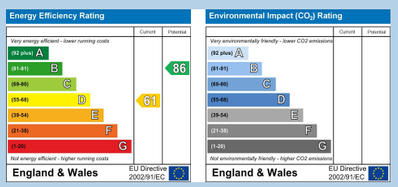
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS







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.

Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

3 Severn View Parade, Newtown, Berkeley,

Price Guide
£215,000



TWO BEDROOM COTTAGE MODERNISED AND FINISHED WITH A CONTEMPORARY STYLE, TUCKED AWAY CUL-DE-SAC POSITION, LARGE OPEN PLAN LIVING/DINING ROOM WITH FRENCH DOORS TO PATIO, SEPARATE KITCHEN, FIRST FLOOR BEDROOM WITH BATHROOM AND STORE/UTILITY ROOM, TOP FLOOR BEDROOM WITH STORAGE, LOW MAINTENANCE COURTYARD GARDEN WITH BESPOKE STORAGE SHED, GAS CENTRAL HEATING AND DOUBLE GLAZING, OFF-STREET PARKING LOCATED CLOSE-BY, NO ONWARD CHAIN. ENERGY RATING: D.

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

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

The Property Ombudsman
propertymark

3 Severn View Parade, Newtown, Berkeley, GL13 9ND

SITUATION

The property occupies a pleasant position in the village of Newtown, which has facilities including: primary school and post office/mini-market. A wider range of facilities can be found in the nearby historic town of Berkeley, which is famous for its Jenner Museum and Castle. The town also has a good range of local traders. The towns of Dursley and Wotton-under-Edge also offer a wider range of shopping, educational and recreational facilities. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

If travelling south on the A38, passing The Prince of Wales Hotel, proceed for approximately 1km taking the turning right signposted Berkeley on the B4066, continue for approximately 1km to the roundabout taking the second exit, continue on the by-pass road to the next roundabout, proceeding straight across and continue for approximately 1km, turn right signposted Newtown and Sharpness. Proceed under the railway bridge, then straight across at the next mini-roundabout and as the road bears round to the right, bear left onto Oldminster Road and Severn View Parade is accessed on the right hand side approximately 85m down.

DESCRIPTION

This property was fully renovated and modernised by the previous owner with several changes including installing gas central heating, replacing the windows and electrics and adding a porch at the front. The current owners have carried out further decorative updates, renewed the patio area to rear and added a bespoke storage shed. The property is accessed via a tucked away cul-de-sac leading to useful entrance porch, a large open plan living/dining room and separate kitchen. On the first floor there is an updated bathroom, store room and double bedroom with the top floor having the final double bedroom with storage cupboards. Externally, there is a low maintenance courtyard style garden with storage shed. This property is offered to the market with no onward chain.

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 PORCH

Having composite door with glazing, double glazed window, inset ceiling spotlights. Internal door leading to:

LIVING/DINING ROOM 3.37m x 6.71m (11'0" x 22'0")

Having attractive double glazed sash window to front, built-in storage cupboards, airing cupboard, ladder radiator, double glazed French doors to rear and stairs to first floor.

KITCHEN 1.61m x 3.92m (5'3" x 12'10")

Having three double glazed windows, a range of wall and base units with integrated appliances including; washing machine, gas hob and cooker with extractor hood over. Space for freestanding fridge/freezer and dishwasher, under counter downlights, gas combination boiler, one and a half bowl sink with mixer tap and tiled splashback.

ON THE FIRST FLOOR

LANDING

Offering a versatile space with potential use as an office, radiator and stairs to first floor.

BEDROOM ONE 4.02m x 3.26m (13'2" x 10'8")

Double glazed sash windows, radiator and built-in cupboard.

BATHROOM

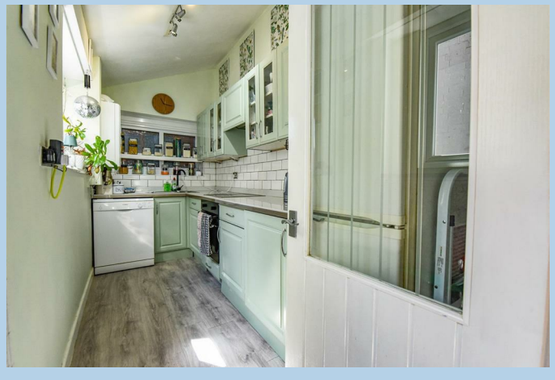
Combination unit with integrated WC and wash hand basin, bath with shower over, inset ceiling spotlights, ladder radiator, double glazed window, tiled wall.

UTILITY/STORAGE CUPBOARD 1.72mx 0.87m (5'7"x 2'10")

Having double glazed window, space and plumbing for washing machine and tumble dryer.

ON THE SECOND FLOOR





ATTIC BEDROOM 3.24m x 3.11m (10'7" x 10'2")

Having double glazed dormer window, Velux window, radiator, built-in wardrobe and glass balustrades.

EXTERNALLY

At the rear is a small courtyard garden with flagstone patio, raised decking with bespoke storage shed. To the front of the property another patio area and pedestrian access to the road.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected.
Gas central heating.
Council Tax Band: A.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see 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.

