



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82-100) A</p> <p>(61-81) B</p> <p>(38-60) C</p> <p>(15-54) D</p> <p>(1-37) E</p> <p>(1-37) F</p> <p>(1-37) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
56	73		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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13 Salter Street, Berkeley,
GL13 9BS

Price Guide
£235,000



PERIOD COTTAGE SITUATED IN HISTORIC TOWN CENTRE, IN NEED OF GENERAL UPDATING, SPACIOUS LIVING ROOM, DINING ROOM, KITCHEN, GROUND FLOOR BATHROOM, CLOAKROOM/WC, TWO GOOD SIZE FIRST FLOOR BEDROOMS, GOOD SIZE WALLED GARDEN, STORE/OFFICE. MUST BE SEEN. ENERGY RATING: D

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13 Salter Street, Berkeley, GL13 9BS

SITUATION

This cottage is situated in Berkeley town centre. The town is famous for its Jenner Museum and Castle and provides a number of local retailers along with primary school. Close at hand 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 and recreational facilities. Travelling to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

Berkeley 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. Continue straight across at the roundabout passing the Castle on the left hand side. Proceed for approximately 300m and as the road bears to the right bear left into Salter Street and proceed for approximately 100 metres. Number 13 can be found on the left hand side.

DESCRIPTION

This attractive brick and stone built cottage is located in the historic Berkeley town centre and has been in the same ownership for a number of years and is now in need of some further updating and improvement and provides spacious two bedroomed accommodation with good size walled garden. The accommodation is accessed via the spacious living room, which has a cast iron fireplace, there is an inner hallway leading to dining room/breakfast room and onto the kitchen, which in turn gives access to the bathroom. There is also a ground floor WC. On the first floor there are two good size bedrooms and the attractive rear garden is enclosed by walling with lawn, trees and workshop/office. The property must be seen to be fully appreciated and we 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

LIVING ROOM 5.00m x 3.43m (16'4" x 11'3")

Having double radiator, glazed corner cabinet, cast iron fireplace with Period style painted surround, built-in cupboards, exposed floorboards, part glazed wood front door.

INNER HALLWAY

With stairs to first floor, window to rear, understairs storage cupboard, door to side.

CLOAKROOM

Having WC, wash hand basin, window to side and double radiator.

DINING ROOM/BREAKFAST ROOM 3.00m x 2.04m (9'10" x 6'8")

Having double radiator, attractive fireplace with Period cast iron fire with dog basket, window to rear, exposed floorboards, built-in cupboard.

KITCHEN 3.69m x 2.38m (12'1" x 7'9")

Having a range of wall and base units, stainless steel one and a half bowl single drainer sink unit, plumbing for washing machine, electric cooker point, patio door and window to side.

BATHROOM

Having panelled bath with mixer shower tap, double radiator, double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Having Ideal gas boiler supplying radiator central heating and domestic hot water.

BEDROOM ONE 5.57m x 3.11m (18'3" x 10'2")

Having double glazed windows to front and rear, double radiator, exposed beam.

BEDROOM TWO 3.62m x 2.04m (11'10" x 6'8")

Having double glazed window to front, double radiator, access to large boarded attic space.

EXTERNALLY

The property has an attractive garden, which is of a good size and extensively laid to lawn with brick shed, various trees including apple tree, OFFICE/WORKSHOP 2.63m x 2.39m having power and light.

AGENT NOTES

Tenure: Freehold

The property is situated in a conservation area, but not Listed.

Services: All mains services are believed to be connected. Gas fired radiator central heating.

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.

