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Bennett Jones PARTNERSHIP



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35 Berkeley Vale Park Berkeley
GL13 9TG

Offers In The Region Of
£123,500



SUPERBLY LOCATED TWO BEDROOM PARK HOME WITH DIRECT ACCESS TO PARKING AND SITUATED ON A LARGE PRIVATE PLOT, LANDSCAPED GARDENS WITH COUNTRYSIDE VIEWS! THIS OVER 50'S DOUBLE UNIT OFFERS A TRANQUIL SETTING WITH AN EXTERIOR GARDEN POND, GREENHOUSE, TWO BRICK STORAGE SHEDS AND SURROUNDING LANDSCAPED GARDENS OFFERING PRIVACY WITH NATURAL WILLOW AND BAMBOO FENCING AND MULTIPLE SEATING AREAS. COMPRISING: SPACIOUS LOUNGE, MODERN KITCHEN WITH DINING AREA, TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE, SHOWER ROOM, SEPARATE WC, DOUBLE GLAZING, PLEASANT CONSERVATORY, LPG BOTTLED GAS HEATING, ACCESS TO TWO COMMUNAL PARKING AREAS WITH SIDE GATE PROVIDING ACCESS TO LANE AND FIELDS. OPTION TO PURCHASE FULLY FURNISHED AS SEEN OR UNFURNISHED. OFFERED WITH NO ONWARD CHAIN.

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The Property Ombudsman · propertymark

35 Berkeley Vale Park, Berkeley, GL13 9TG

SITUATION
This double unit is superbly positioned on this popular park boasting a desirable location on the edge of the park. It is located on the outskirts of the historic town of Berkeley, which is famous for its Castle and Jenner Museum and provides a number of local shops, library and Culverhay Medical Centre. There are a range of country walks including the nearby Deer Park and Berkeley Vale Countryside. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the nearby A38 and M5/M4 motorway network.

DIRECTIONS
On approaching the town from the A38 continue straight across at the roundabout passing Berkeley Castle on the left hand side. Continue and as the road bears round to the right, bear left into Salter Street and continue through Salter Street to Lynch Road. Proceed for approximately three quarters of a mile turning into Hook Street and immediately right into Berkeley Vale. You can park in the visitors park which is situated of the outer part of The Park. Take the second turning into The Park (the first being the main entrance) and Number 35 will be found to the left of the car park.

DESCRIPTION
Situated in a lovely private position on the edge of the park surrounded by a well established gardens, this double unit (36ft x 20ft) provides ample internal space having larger than average lounge, kitchen/diner, lean-to, two double bedrooms, shower room, private gardens. and having access to both car parks from front and rear.
It benefits from extensive double glazing and bottled gas central heating. A viewing is highly recommended to appreciate the location of No. 35.

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).

ENTRANCE HALLWAY
Having door leading to lean-to, three storage cupboards and radiator.

LOUNGE 5.81m x 3.36m (19'0" x 11'0")
Larger than average room, with dual aspect double glazed windows to the side and front and two radiators and electric fire.

KITCHEN/DINER 5.98m x 2.46m (19'7" x 8'0")
Wall and base units with worktop over, sink and drainer, space for fridge freezer, freestanding cooker, Worcester boiler, double glazed window to front and side and external door to garden, there is good space for dining along with an additional radiator and double glazed window.

BEDROOM ONE 3.66m x 2.90m (12'0" x 9'6")
Spacious room with built in wardrobes, radiator and double glazed window to rear.

BEDROOM TWO
Good size room having built in storage cupboard, radiator and double glazed window to rear.

SHOWER ROOM
Having shower cubicle with electric shower, pedestal wash basin, radiator and double glazed window.

SEPARATE WC
Having WC, hand basin and double glazed window to side.

LEAN-TO 3.58m x 1.87m (11'8" x 6'1")
Additional entertaining space with power.

EXTERNALLY
The property boasts a delightful position with access from the second car park to the back and direct car park access to the front, both via a small concrete pathway weaving through an array of shrubs and trees and small patio areas for entertaining and leading to the main entrance door and lean-to entrance. There are two brick sheds providing excellent storage and the property is edged by privacy hedgerow giving an undoubtedly unique outdoor space.

AGENT'S NOTES
Ground Rent: £173.00 per calendar month (which is reviewed annually in January and includes clean water charge.)
There are no dogs allowed on The Park.
The site is for occupiers over the age of 50.
Option to purchase fully furnished as seen or unfurnished.
Council Tax Band: A
We understand that mains electricity, water and drainage are connected. LPG bottled gas central heating.
There is a water meter.
Broadband: Fibre to the Cabinet.
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.







