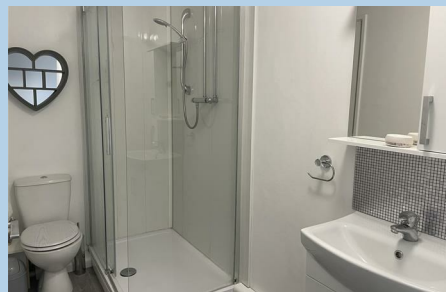


4 James Orchard, Berkeley,
GL13 9TP

£1,050 PCM



Well presented two bed terraced home within walking distance of Berkeley Town Centre and amenities.

Accommodation comprises of living room, modern fitted kitchen with oven, gas hob, gas boiler and plumbing for washing machine. On the first floor there are two double bedrooms and modern shower room. There are two tandem parking spaces and enclosed rear garden with patio area. Energy Rating C, Council Tax Band B.

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4 James Orchard, Berkeley, GL13 9TP

Situation

This mid terraced property occupies a pleasant position within walking distance of the historic town centre of Berkeley. The town has a range of shops along with primary school and doctor's surgery. The property is close to the Castle and the Jenner museum. Berkeley is well placed for travelling throughout the south west via the A38 and M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. The nearby village of Cam has a 'Park and Ride' railway station within onward connections to the National Rail network.

Accommodation

(Please note that our room sizes are quoted in meters to the nearest one hundredth of a meter on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Kitchen/Breakfast Room 3.63m x 2.70m (11'10" x 8'10")

Range of modern wall and base units, electric oven, gas hob, stainless steel sink, plumbing for washing machine, radiator, double glazed window and door to rear.

Living Room 3.63m x 4.82m (narrowing to 3.85m) x (11'10" x 15'9" (narrowing to 12'7") x)

Carpeted flooring, radiator, double glazed window.

Stairs to First Floor Landing

Carpeted flooring, radiator.

Bedroom One 3.63m x 2.71m (11'10" x 8'10")

Double bedroom with carpeted flooring, radiator and double glazed window.

Bedroom Two 3.62m x 2.26m (11'10" x 7'4")

Double bedroom with carpeted flooring, radiator and double glazed window.

Shower Room

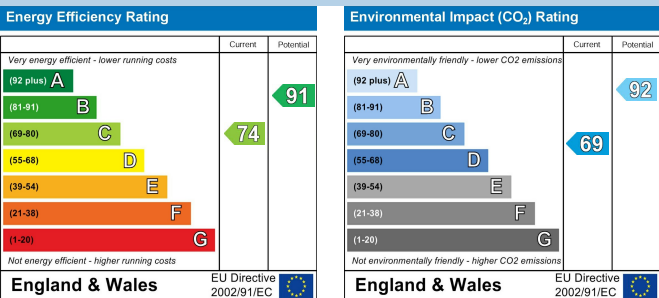
Modern white suite with wash basin, wc, shower cubicle, vinyl flooring and airing cupboard.

Externally

Enclosed courtyard garden with patio, raised gravelled area and rear access. Front garden laid to lawn and two tandem parking spaces to the front of the property.

Agents Note

Available Date: 30th June 2026
Deposit: £1210.00
Council Tax Band: B
Energy Rating: C
Minimum Annual Income Requirement: £31,500
Unfurnished
Utilities: Mains Gas, Electric, Water and Sewerage are connected.
Standard Meters
Broadband: ADSL (Asymmetric Digital Subscriber Line)
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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