



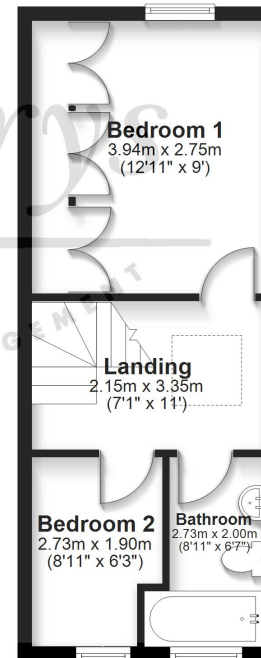
Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



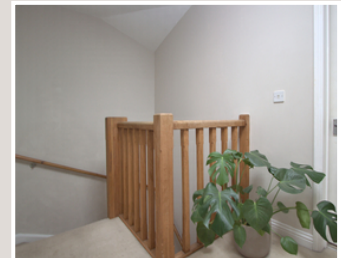
First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



18a The Leys, Berkeley, Gloucestershire GL13 9AF

Milburys are thrilled to offer to the market this wonderful two bedroom property perfect for the first time buyer, investor or even the downsizer! Situated on a well loved, peaceful street in the heart of Berkeley with community at its core! With countryside rambles from your doorstep, the high street and all local amenities just a stone's throw away, it's not to be missed. Entering into the hallway, to the left you will locate the kitchen/breakfast room, a classic design made up of 'shaker style' wall and base units with some integrated appliances and space for the all important breakfast table. Moving to the lounge, a bright and airy room with French doors allowing access through to the sizeable conservatory providing additional family living space. The cloakroom completes the ground floor. To the first floor, there are two bedrooms, the principal bedroom is generous in size, with substantial fitted wardrobes. The spacious family bathroom offers shower over bath, wash basin and w/c. Externally, to the front, a driveway for two vehicles. To the rear, a fantastic sized private garden laid mainly to lawn with raised flower beds and garden sheds for storage. Please call today to arrange your tour.

Situation

Berkeley is situated to the west of the M5 and the A38, to the north of Bristol and to the south of Gloucester and Cheltenham. Berkeley Castle has been home to the Berkeley family for some 900 years, a popular and very interesting historical attraction. The town was also the home of Edward Jenner, pioneer of the smallpox vaccine. The Jenner Museum is a short walk from the High Street, past the brick cottage that Jenner gave to James Phipps, who as a boy was the first person to receive inoculation. A thriving small rural town, Berkeley has a variety of shops, building society, hotel, public houses and a primary school.

Property Highlights, Accommodation & Services

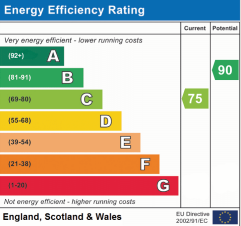
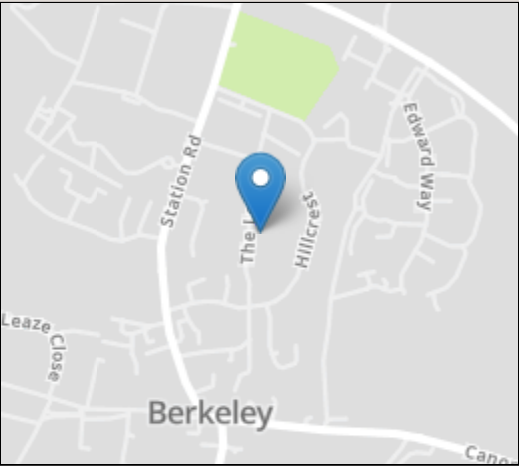
- A Fantastic Two Bedroom End Terrace Family Home
- Village Location With Countryside Walks from Your Doorstep
- Family Lounge With French Doors Through To The Conservatory
- Shaker Style Kitchen/Breakfast Room
- Conservatory And Cloakroom
- Principal Bedroom With Fitted Wardrobes
- Modern Family Bathroom With Shower Over Bath
- Enclosed Rear Garden With Raised Flower Beds
- Off Street Parking For Two Cars
- Gas Central Heating, Double-Glazing

Directions

Local Authority & Council Tax - Stroud - Tax Band B

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



