

Milburys
SALES LETTING MANAGEMENT

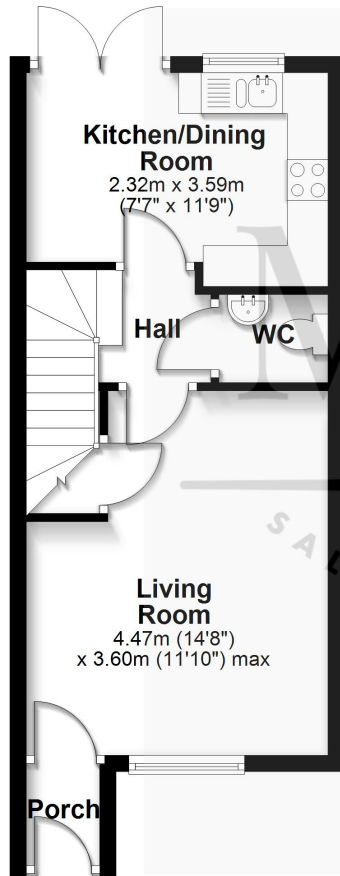


60 Chamberlayne Crescent, Berkeley, Gloucestershire, GL13 9FL

£285,000

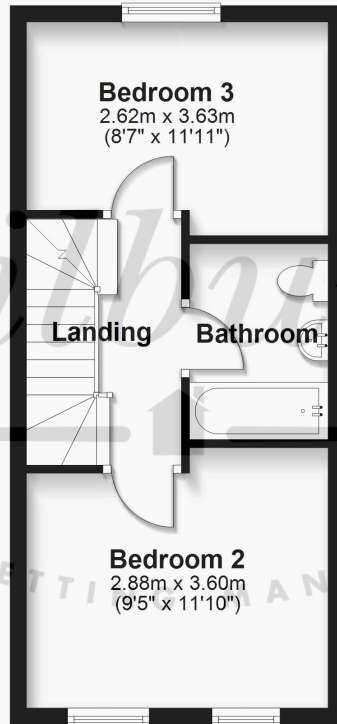
Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



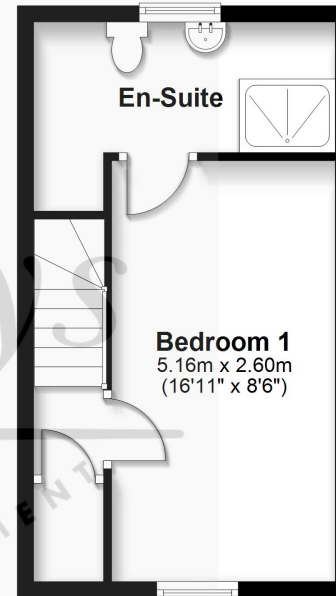
First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Second Floor

Approx. 24.7 sq. metres (265.3 sq. feet)



Total area: approx. 92.9 sq. metres (1000.0 sq. feet)

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



60 Chamberlayne Crescent, Berkeley, Gloucestershire GL13 9FL

What a beautiful home! Set in an idyllic semi-rural location a short trip to the centre of the pretty market town of Berkeley, this home will certainly not remain available for long. On crossing the threshold, a useful porch, the perfect place to kick off your shoes, through to a fantastic living room with built in storage. The smart fitted kitchen/diner will host your family and friends in the summer months with French doors leading on to the garden. Upstairs there are two double bedrooms and a pristine family bathroom. The top floor provides a fantastic master suite with built in wardrobes and large ensuite bathroom. Bright, modern and a neutral aesthetic throughout means this family home is ready to move into tomorrow! The property sits on a generous plot with a sizeable rear garden, side access and parking to the front. Benefits include gas central heating, UPVC double glazing and the remainder of the NHBC warranty. Country rambles from your doorstep yet a property with all the benefits of modern family living- what a find!

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

- Three Bed, End Of Terrace Town House
- Reception Room With Built-In Storage
- Modern Kitchen/Diner With French Doors To The Rear Garden
- Three Double Bedrooms, Two With Built-In Storage And The Master With Ensuite
- Pristine Family Bathroom With Shower Over
- Benefits Include Gas Central Heating, UPVC Double Glazing And The Remainder Of The NHBC Warranty
- Sizeable Rear Garden With Side Access
- Allocated Parking Space
- Semi-Rural Location, A Short Trip To Berkeley Town Centre

Directions

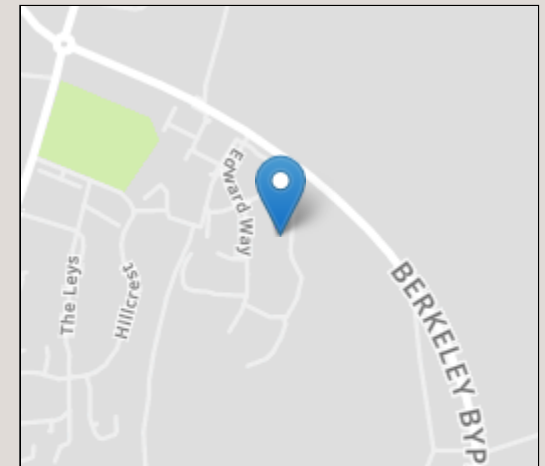
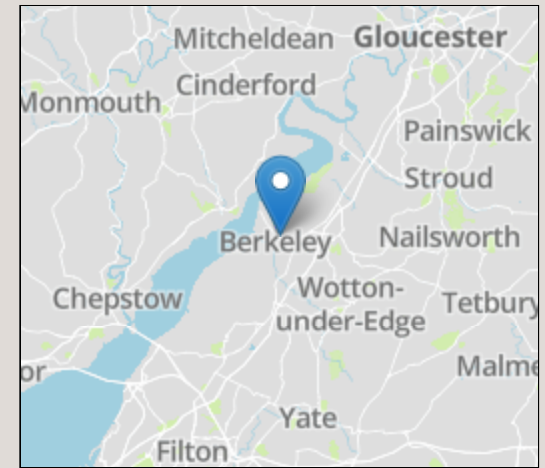
Coming off the A38 at Applegates, follow the road to the end and take the left towards Berkeley. At mini roundabout take the second exit towards Wanswell. The Persimmon Homes development can be seen from the main road on the left hand side. Turn into the development, follow the road round and you will find Chamberlayne Crescent on your second left.

Local Authority & Council Tax - Stroud - Tax Band C

Tenure - Freehold

Additional Information - Management Fee's Will Apply

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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