

Milburys

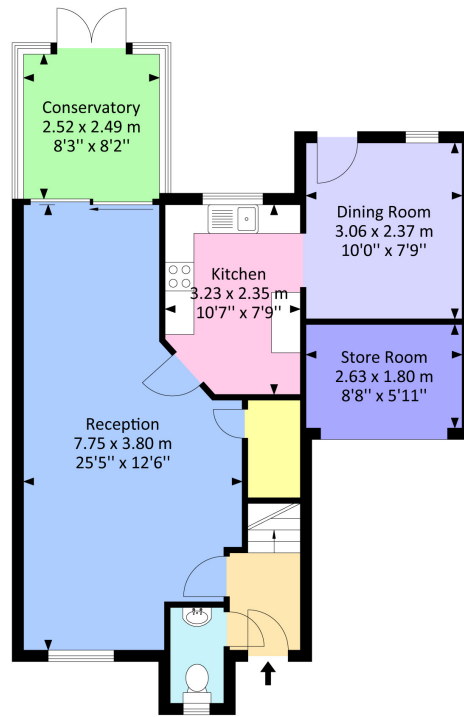
SALES LETTING MANAGEMENT



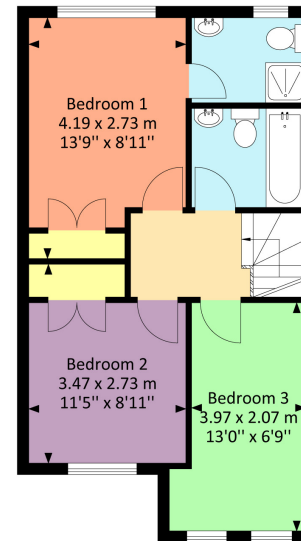
46 Lantern Close, Berkeley, Gloucestershire, GL13 9DE

£360,000

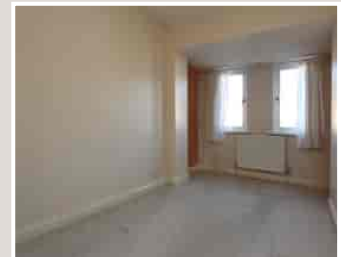
46 Lantern Close, Berkeley, GL139DE
 Internal Area (Approx)
 97.0 Sq.M / 1044.40 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Ground Floor



First Floor



46 Lantern Close, Berkeley, Gloucestershire GL13 9DE

Offered with no onward chain, be the first to view this link-detached family home on the popular Lantern Close development. Berkeley town centre is within walking distance along with a footpath along Berkeley Pill leading down to the River Severn. Ready for immediate occupation, on entering the property you will find a cloakroom on your right and stairs up to the first floor. A door leads through to a generous lounge/dining room with an electric fire in wooden surround, a storage cupboard, and at the far end patio doors lead through to a double glazed conservatory, perfect for allowing the garden 'in' on chillier days. The kitchen is well-fitted with units, an integrated oven and hob and space for a fridge/freezer. An archway leads through to a breakfast room, once the garage, with a door to the garden. Moving up to the first floor you will discover two double bedrooms, both with built-in wardrobes, and a generous single. Bedroom one has an en-suite shower room and the family bathroom has a shower over the bath. Outside, the south facing garden is enclosed, there is a small garden shed and an array of mature shrubs and a tree offering dappled shade in the summer months. A pedestrian gate leads to the front, there are two off-street parking space and access to some storage, once the front of the garage, with an electric roller door. Further benefits include gas central heating and double glazing.

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. Secondary Education is in nearby Dursley.

Property Highlights, Accommodation & Services

- Link Detached Extended Family Home
- Walking Distance To Town Centre, School And Country Walks Close By
- Lounge/Dining Room With Fireplace And Electric Fire
- Fitted Kitchen With Integrated Appliances, Separate Breakfast Room
- Double Glazed Conservatory With Door To The Garden
- Three Good Size Bedrooms, Two With Built-In Wardrobes, Generous Single
- En-Suite To Bedroom One, Family Bathroom
- South Facing Rear Garden, Off-Street Parking And Storage
- Gas Central Heating and Double Glazing
- No Onward Chain!

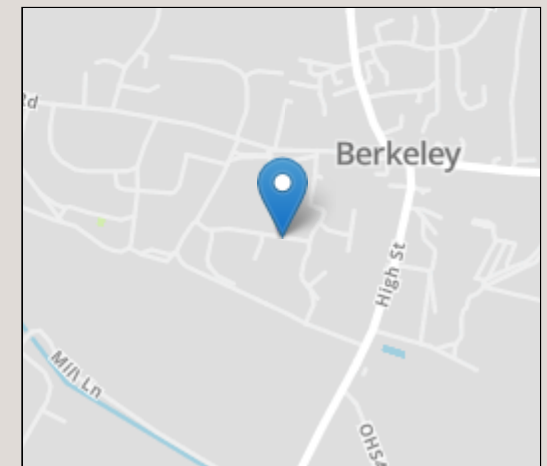
Directions

Travelling north from M5 junction 14 on the A38 take the turn-off signposted to Berkeley. Proceed into the town along Canonbury Street, bear left into Salter Street and then first left into Stock Lane, just before the Mariners Arms pub. Lantern Close is on the left and the property is on the right hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band D

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(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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