

Milburys

SALES LETTING MANAGEMENT

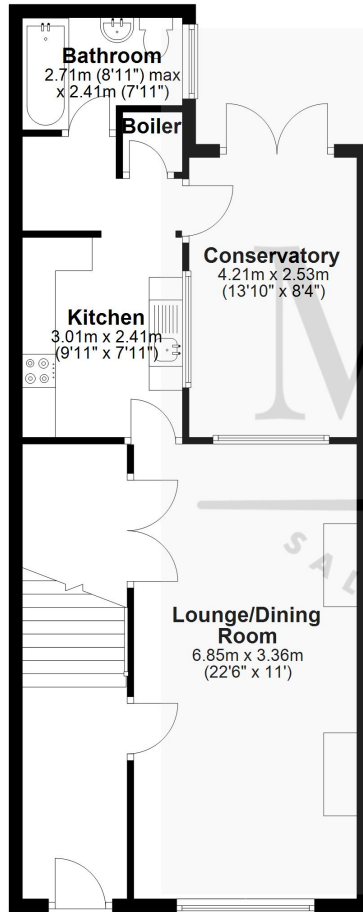


4 Gloucester Road, Newtown, Berkeley, Gloucestershire, GL13 9NJ

£190,000

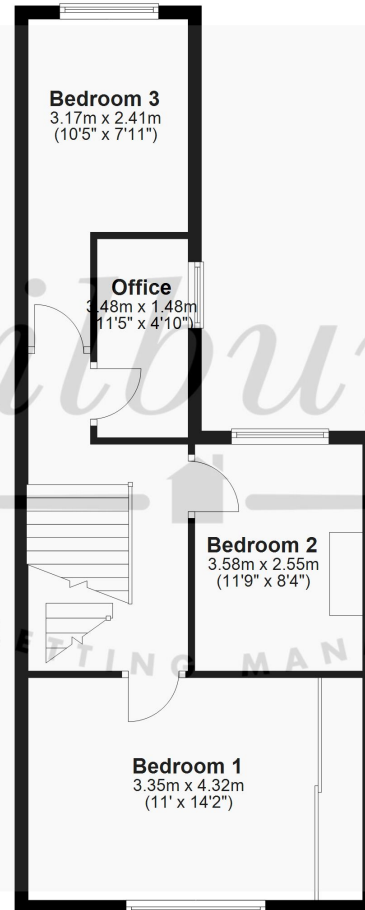
Ground Floor

Approx. 61.7 sq. metres (664.0 sq. feet)



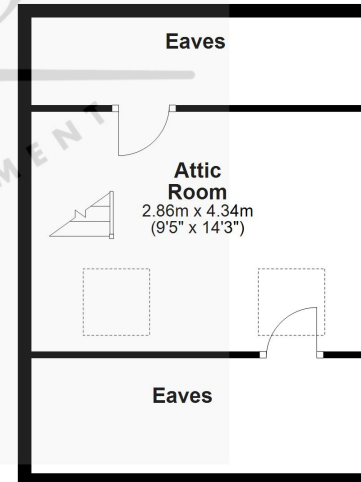
First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Second Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 141.3 sq. metres (1521.2 sq. feet)

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



4 Gloucester Road, Newtown, Berkeley, Gloucestershire GL13 9NJ

A three bedroom family home bursting with potential from the moment you open the front door. There is always something special about a red brick façade, and entering into this property, that sprawls out to the rear, certainly doesn't disappoint! To the right of the main entrance hall you will find a fantastic size main reception room with plenty of space for both sofas and dining suite. From there, the kitchen is ready to be taken on and modernised in new ownership, with room for utility area and entering on to the downstairs shower room and useful lean-to conservatory area off the back of the house. Upstairs and there are three bedrooms and an additional office room on the first floor, two incredible doubles, the principle with built in storage and a further single. Full of surprises, the landing provides access on to a hidden loft room with Velux windows, a space ready to be taken on and developed. The garden is a welcome addition, a large patioed area with flowering borders (and beautiful wisteria cloaking the rear access). A property ready to be taken on in new ownership and be made a home once more, ripe for modernisation and priced accordingly, we don't see it hanging around for long, call today to arrange a viewing!

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 Bedroom Terraced Property
- No Onward Chain And Priced For a Quick Sale!
- Two Double Bedrooms, Single, Office Space And Further Loft Room
- Sizable Lounge/Diner With Built In Storage
- Kitchen With Possible Utility Area To The Rear
- Courtyard Garden
- UPVC Double Glazing And Gas Central Heating
- A Popular Location, A Short Walk From Local Store And Primary School
- Countryside Rambles From The Threshold
- Perfect Home For First Time Buyers And Investors

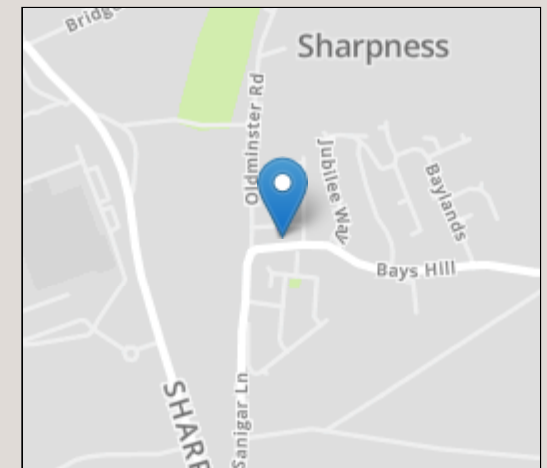
Directions

Travelling from the A38 proceed towards Berkeley on the B4066 in a southerly direction and on approaching the roundabout take the second exit onto the bypass road, proceed to the next roundabout taking the second exit and continue on this road for approximately three quarters of a mile, turning right signposted Newtown and Sharpness, proceed under the railway bridge and follow the road as it bears round to the right and the property will be located on the left hand side.

Local Authority & Council Tax - Stroud - Tax Band B

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		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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