

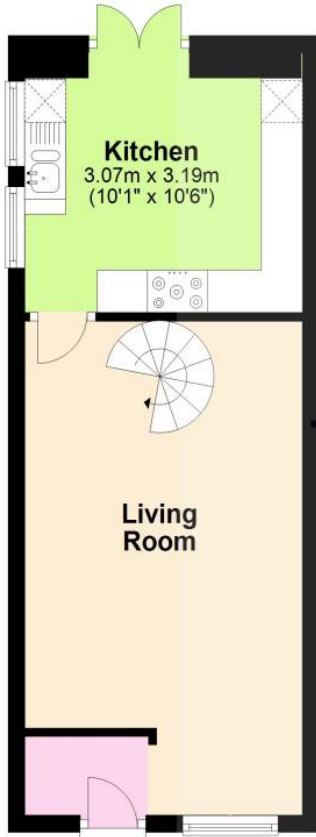


6 Canonbury Street, Berkeley, Gloucestershire, GL13 9BG

£250,000

Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



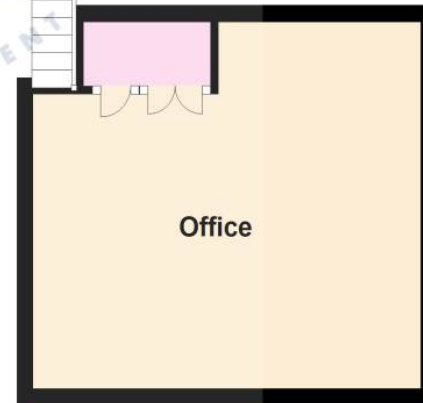
First Floor

Approx. 26.3 sq. metres (283.2 sq. feet)



Second Floor

Approx. 19.7 sq. metres (211.6 sq. feet)



Total area: approx. 75.8 sq. metres (816.1 sq. feet)

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



6 Canonbury Street, Berkeley, Gloucestershire GL13 9BG

A wonderful, terraced, character cottage situated in the timeless market town of Berkeley, a stone's throw from all the local amenities, countryside walks and various local shops one could require. This home would be ideal for first time buyers, investors or even downsizers! Entering through the front, an entrance porch provides space for shoes and coats, moving through to the lounge, a fantastic room with wood burning stove and spiral iron staircase adding to the plethora of features. To the rear of the property, the fitted kitchen can be found. With shaker style base units, space for your appliances and French doors leading out to the enclosed rear garden which is of an impressive size. Moving to the first floor, the principal bedroom hosts double windows and the added benefit of an air-conditioning unit with plenty of space for storage. The family shower room is of a modern design, with walk-in shower, hand basin, W/C and storage cupboards. To the second floor, a useful office or storage floor. If you're looking for something special in the heart of this ancient rural town, this could be just the thing! Book your viewing today!! NO CHAIN!!

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

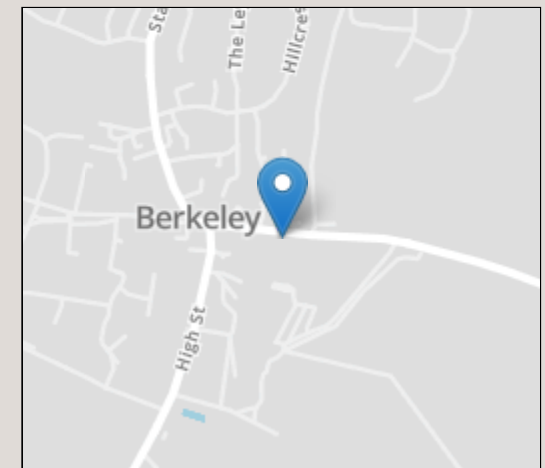
- Character Cottage Located In Rural Berkeley
- Enclosed Spacious Rear Garden
- Second Floor Home Office/Loft Storage
- Fitted Kitchen With French Doors To Rear
- Family Shower Room With Walk-In Cubicle
- Fantastic Sized Lounge with Wood-Burning Stove
- Principal Bedroom With Double Windows And Air Conditioning Unit
- Village Location With Countryside Walks from Your Doorstep
- Ideal For First Time Buyers And Investors
- NO CHAIN!!

Directions

Local Authority & Council Tax - Stroud District - 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		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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



