

Beautifully Presented Throughout
2 Bedroom End Terraced Home
Coach Close, Berkeley, GL13

Guide Price £239,000
www.griffithnobes.co.uk



WELL PRESENTED AND MODERN HOME | END OF TERRACE | TWO DOUBLE BEDROOMS | NO ONWARD CHAIN
LOUNGE/DINING ROOM | GAS CENTRAL HEATING | CEL-DE-SAC LOCATION | CLOSE PROXIMITY TO HIGH STREET
EPC RATING: D | DOUBLE GLAZING | ENCLOSED REAR GARDEN | TWO ALLOCATED TANDEM PARKING SPACES

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This modern and exceptionally well-presented family home boasts two double bedrooms, and is well positioned in a popular cul-de-sac, close to the High Street.

The property is offered with no onward chain and has been maintained to a very high standard throughout, so is sure to impress.

It has all the conveniences you would expect from a modern home with a modern kitchen, recently fitted double glazing, gas central heating, an enclosed rear garden with a lovely open outlook to the rear, two allocated parking spaces as well as the added benefit of visitor parking.

The lounge/dining room overlooks the well-maintained level garden to the rear of the property, which is enclosed with a side gate leading to the front of the property

Upstairs, two generous double bedrooms offer comfortable and flexible living, complemented by a well-appointed family bathroom.

Situated a stone's throw away from the High Street of the historic town of Berkeley and all the amenities that this popular town has to offer.

Ideal for first time buyers and investors alike, a viewing is highly recommended to truly appreciate what this well positioned property has to offer.

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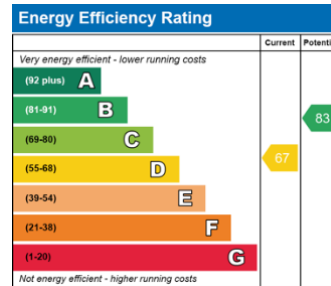
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: B (£1,590.00)

EPC Rating: D



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 15Mbps / 1Mbps

Superfast: 80Mbps / 20Mbps

Ultrafast: 1000Mbps / 1000Mbps

Mobile Telephone:

EE, Three, O2, Vodafone. (some limited indoor coverage)

For more information, visit <https://checker.ofcom.org.uk>

UTILITIES

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

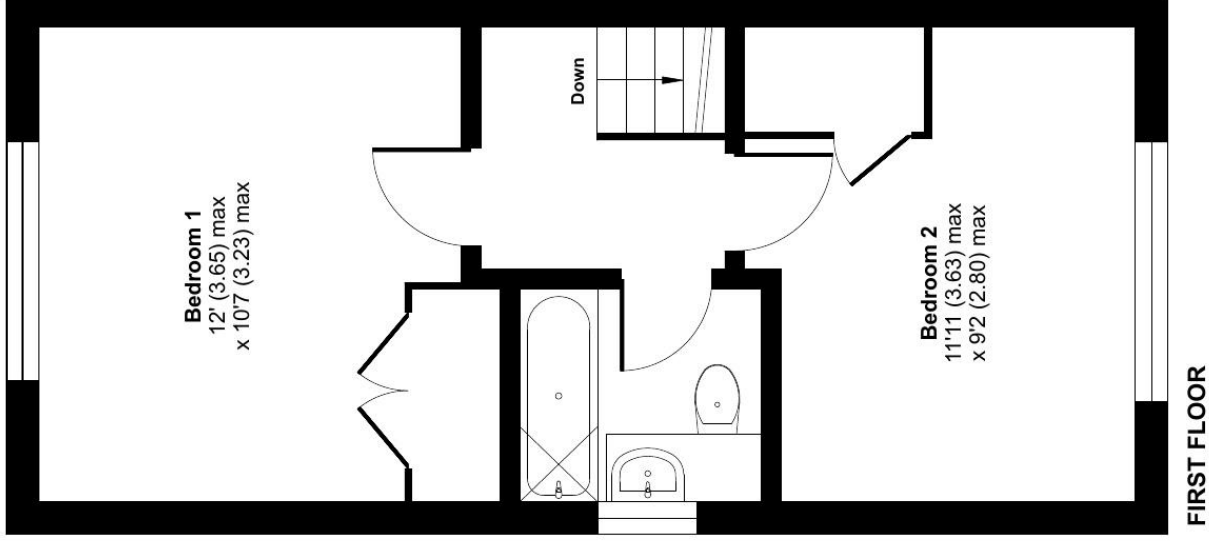
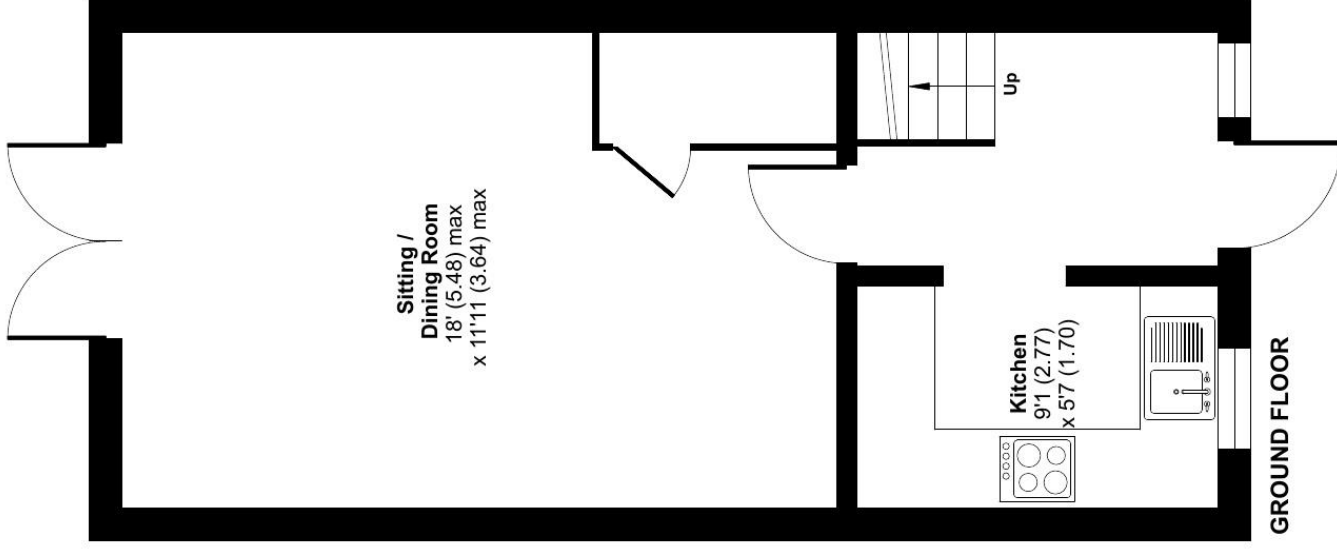
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Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.
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