



Modern and Well Presented
5 Bedroom Detached Home
Chamberlayne Crescent, Berkeley, GL13

Guide Price £405,000
www.griffithnobes.co.uk



DETACHED FAMILY HOME | MODERN THROUGHOUT | FIVE BEDROOMS WITH EN-SUITE
OVERLOOKING GREEN SPACE | TIERED & ENCLOSED REAR GARDEN | SPACIOUS KITCHEN/DINER
EPC RATING: B | GAS CENTRAL HEATING | DOUBLE GLAZING | SINGLE GARAGE & PARKING

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Nestled on the outskirts of a modern development in a town steeped in history, this modern and well-presented five-bedroom detached family home offers contemporary living overlooking a green space giving the property a very private and secluded feel.

The tiered garden with fishponds and low maintenance paved areas compliments the home nicely.



Inside, the accommodation comprises a spacious kitchen/diner that overlooks the tiered back garden, a spacious lounge and a cloakroom. Upstairs, the master bedroom includes an ensuite, complemented by four additional bedrooms and a family bathroom.

With gas central heating, double glazing, a single garage, and driveway parking, this well-presented home is perfect for modern family life.

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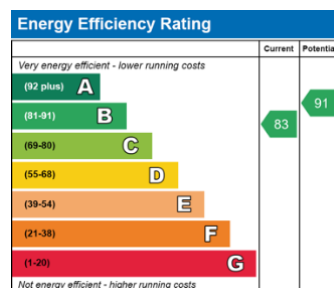
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: E (£2,831.15)

EPC Rating: B



BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 19Mbps / 1Mbps

Superfast: N/a

Ultrafast: 500Mbps / 50Mbps

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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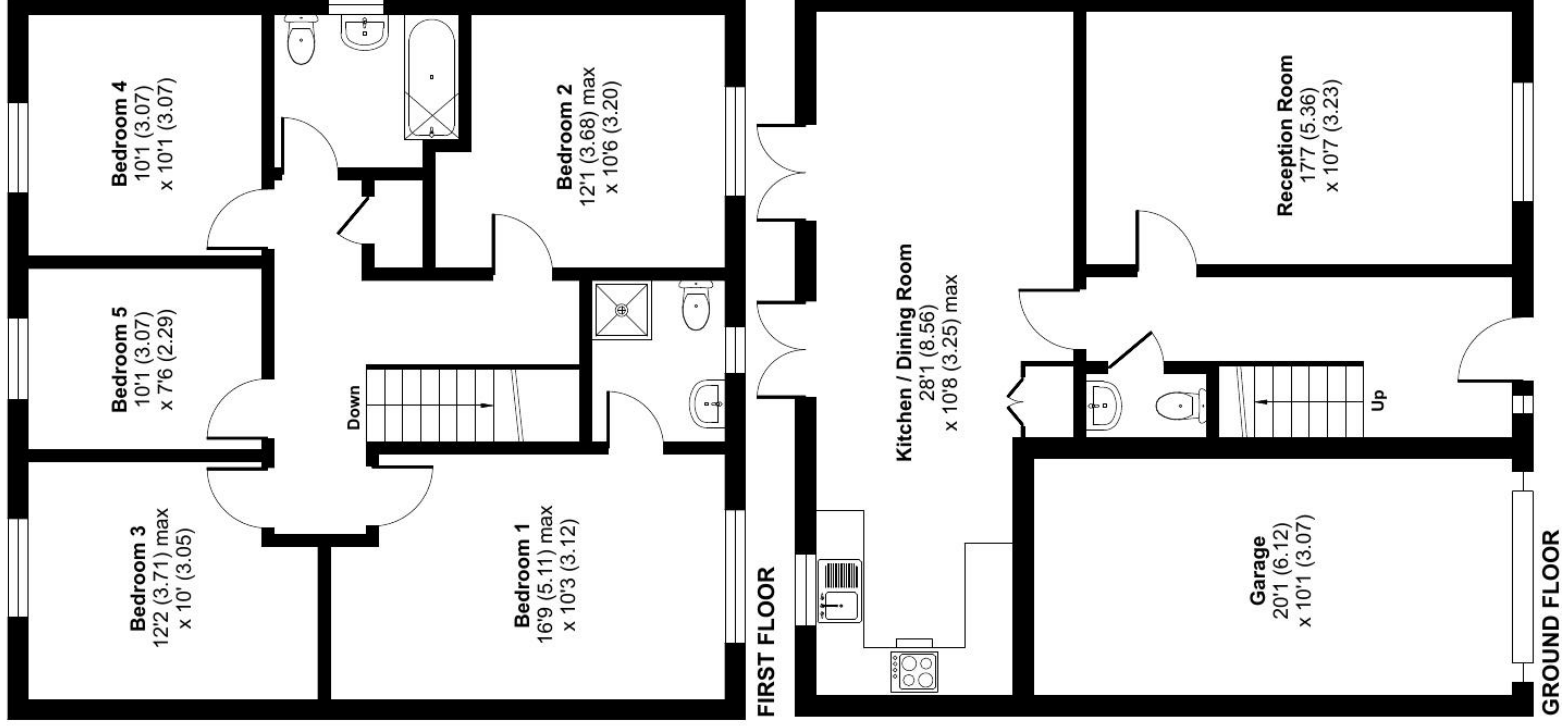
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Approximate Area = 1414 sq ft / 131.3 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1609 sq ft / 149.4 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). © nctecom 2024. Produced for Griffith Nobles Lettings and Management Ltd. REF: 1211324

