

Available with No Onward Chain
2 Bedroom Terraced Home
Canon Park, Berkeley, GL13

Guide Price £235,000
www.griffithnobes.co.uk



NO ONWARD CHAIN | TWO BEDROOMS | TERRACED HOUSE

FRONT & REAR GARDENS | PARKING | SINGLE GARAGE

EPC RATING: C | GAS CENTRAL HEATING | DOUBLE GLAZING

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We are pleased to bring to market this two-bedroom terraced property, offering significant potential for renovation and modernisation.

The ground floor features an entrance hallway with storage cupboard, then you're greeted by a spacious lounge/diner with patio doors that lead to the rear garden. There's a separate fitted kitchen with window to the front which is overlooking the front garden.

Upstairs, the first floor comprises two well-proportioned bedrooms, both providing ample potential for redecoration and improvement as well as a family bathroom.

Externally, the property benefits from a front and rear garden with parking at the rear and a single garage.

Additional features include double-glazed windows throughout and gas central heating, offering a solid foundation for comfort. This property represents an excellent opportunity for investors or landlords and families alike.

Viewing is highly recommended to truly appreciate the opportunity that this home presents.



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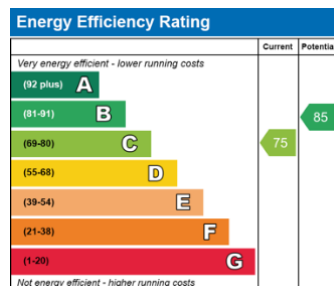
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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: B (£1,801.63)

EPC Rating: C



UTILITIES

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)

Standard: 16Mbps / 1Mbps

Superfast: 66Mbps / 14Mbps

Ultrafast: 1000Mbps / 1000Mbps

Mobile Telephone:

EE*, Three*, O2*, Vodafone*

*some limited indoor coverage

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

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.

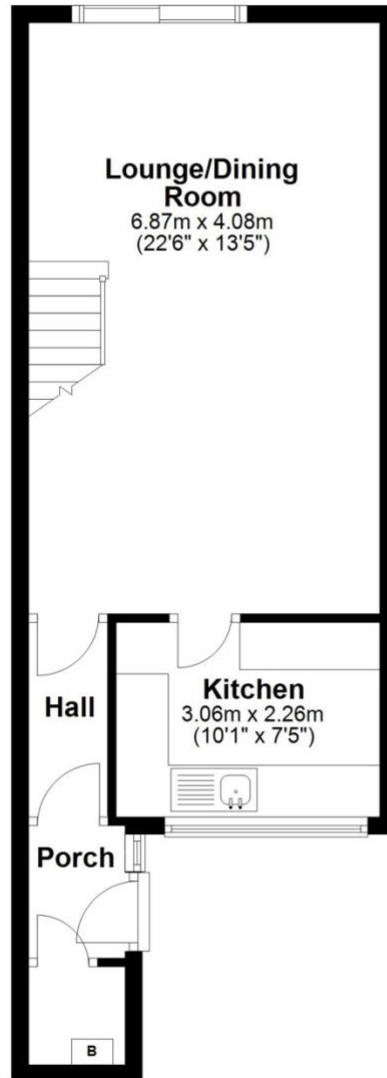
We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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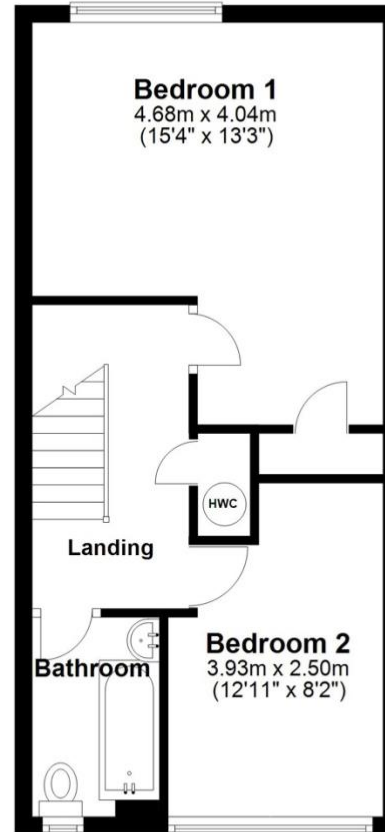
Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



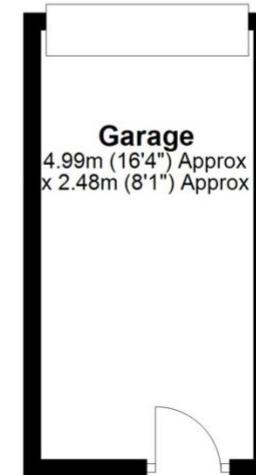
First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 78.4 sq. metres (844.0 sq. feet)

