



Stylish and Modern Throughout  
3 Bedroom Terraced Cottage  
Berrycroft, Berkeley, GL13

Offers Over £279,950  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



CHARACTER COTTAGE | STYLISH & MODERN FINISH THROUGHOUT | TUCKED-AWAY LOCATION

THREE BEDROOMS | TWO RECEPTION ROOMS | MODERN KITCHEN AND DINING ROOM

EPC RATING: D | GAS CENTRAL HEATING | DOUBLE GLAZING | ENCLOSED REAR GARDEN

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## Berrycroft, Berkeley, Gloucestershire, GL13

This three-bedroom home is beautifully presented throughout, offering a stylish and contemporary finish to a characterful cottage, ensuring an aesthetically pleasing combination of the old and new.

The cottage also benefits from a tucked-away location, on a one-way street, giving that little extra feeling of tranquillity.

You are greeted in the first instance by a welcoming entrance hallway, providing a great introduction to the rest of the home.

On entering the lounge, it becomes immediately apparent that the home has been tastefully improved throughout, with the décor that complements the character nicely.

The dining room provides an ideal family space with its close and convenient proximity to the kitchen. The dining room also benefits from a rear window that overlooks the garden, making it a naturally lit and enjoyable space.

The kitchen itself offers a great range of modern wall and base units, providing storage and convenience.

There is also a sleek downstairs bathroom with a shower over the bath and a utility area to further complement this family home.

Upstairs doesn't disappoint, with three good-sized bedrooms on the first floor.

Outside, there is an impressive, enclosed rear garden which has a patio and a lawn area, which will no doubt please gardening enthusiasts. There is also a gated front garden for convenience.

Viewings are highly recommended.

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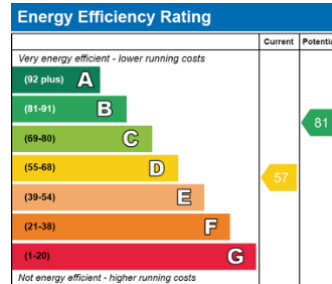
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# USEFUL INFORMATION

**Local authority:** Stroud District Council

**Council Tax Band:** B (£1,757.95)

**EPC Rating:** D



# 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: 71Mbps / 16Mbps

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](mailto:hello@griffithnobes.co.uk)



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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.

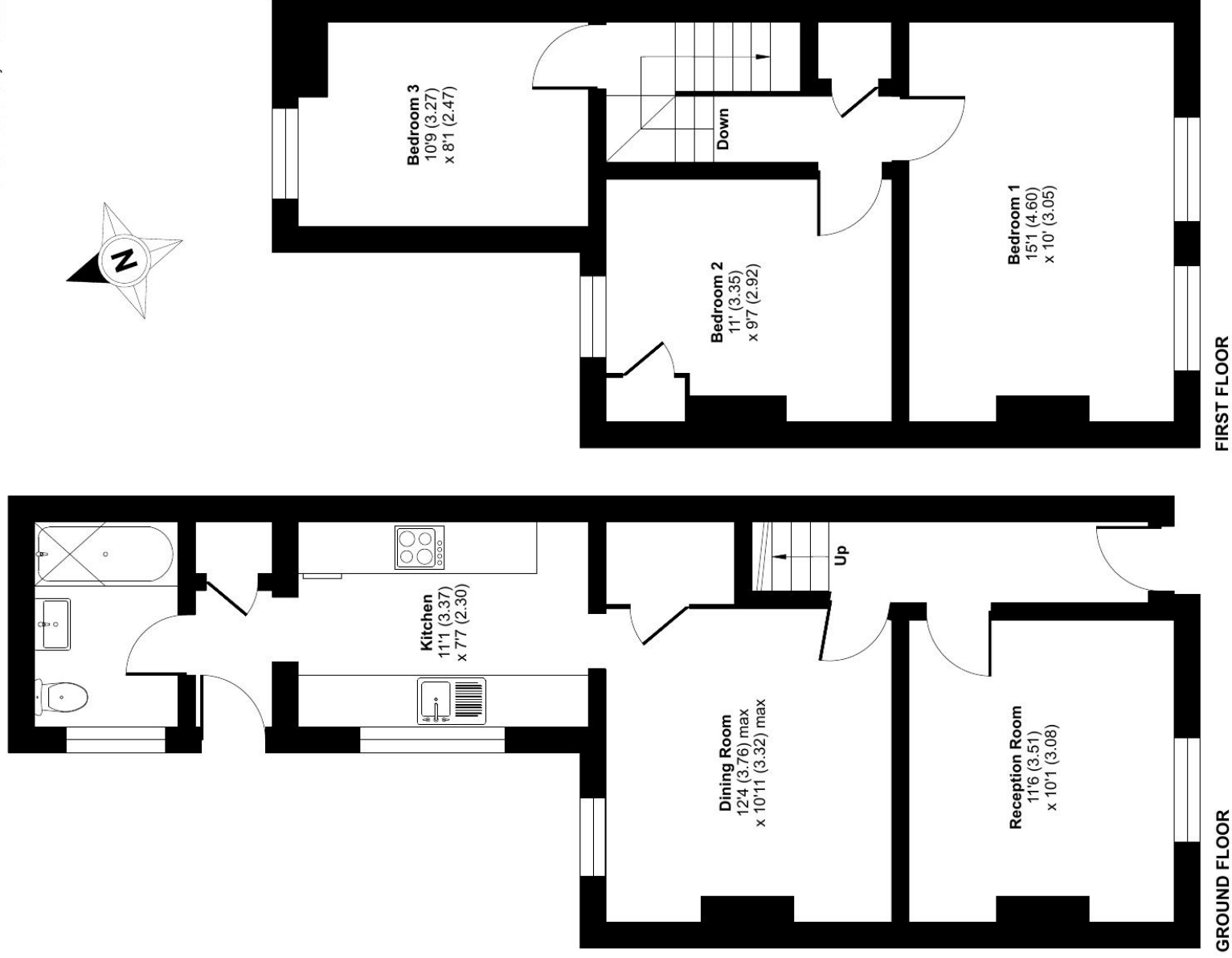
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# Berrycroft, Berkeley, GL13

Approximate Area = 919 sq ft / 85.3 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). © nhcom 2025.  
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