



Semi-rural family home
2 Bedroom Terraced Home
Stump Street, Berkeley, GL13

Guide Price £230,000
www.griffithnobes.co.uk



TWO BEDROOMS | SEMI-RURAL SETTING | DOUBLE GLAZING

REMAINING BUILDING WARRANTY | KITCHEN/BREAKFAST ROOM | CLOSE TO THE TOWN CENTRE

EPC RATING: B | GAS CENTRAL HEATING | GARDEN | TWO ALLOCATED PARKING SPACES

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Nestled in a charming semi-rural setting on the outskirts of the historic town of Berkeley, this modern two-bedroom home is sure to impress.

Designed for comfortable and convenient family living, the property features a good-sized lounge, a cloakroom with a toilet and washbasin, and a bright, spacious kitchen/breakfast room with French doors opening onto the rear garden.

Upstairs, you'll find two double bedrooms and a modern family bathroom.

The outside space includes a level, enclosed rear garden and two allocated parking spaces at the front, with additional visitor parking available. Further advantages include gas central heating, double glazing, and the remainder of the building warranty.

This property must be seen to be fully appreciated. Its location offers ideal semi-rural family living with easy access to the countryside and the amenities that nearby Berkeley has to offer.



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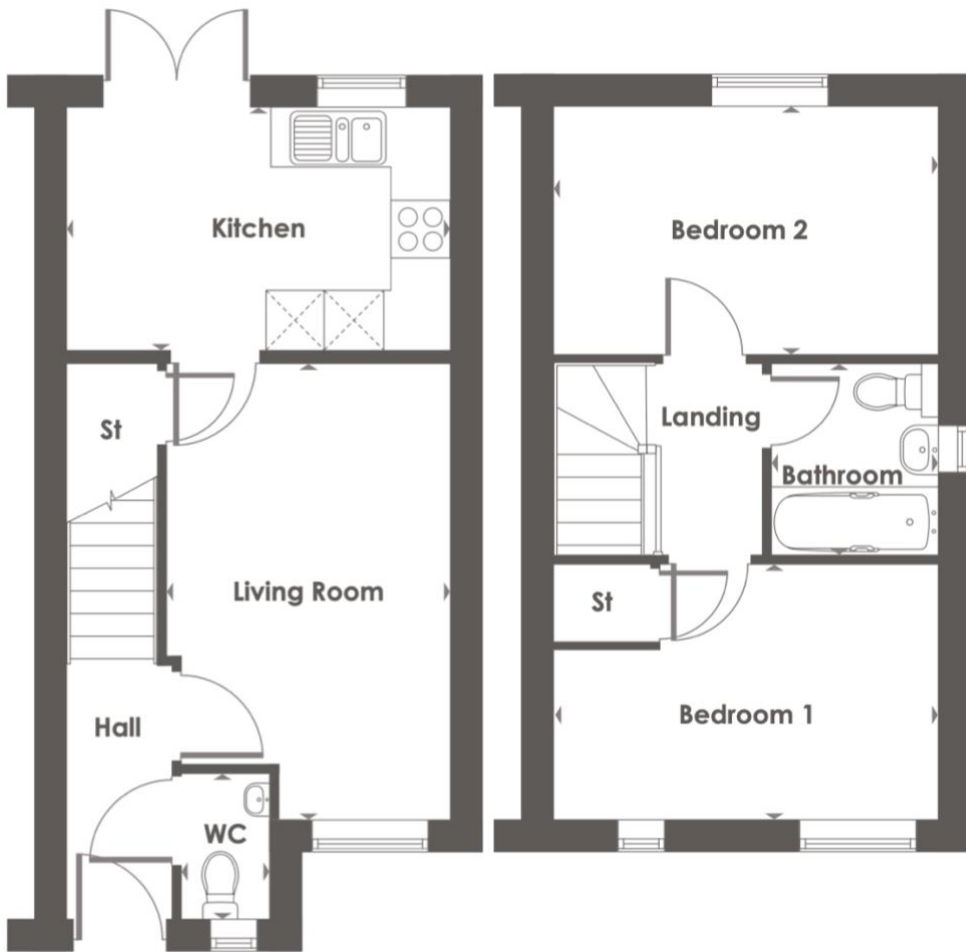
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Council Tax Band: **B (£1,801.63)** Tenure: **Freehold.** EPC Rating: **B**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Service Charge: **£26.57 per month approximately (subject to change).**

Broadband: **Standard up to 16Mbps*, Superfast up to 69Mbps*, Ultrafast up to 500Mbps***

Phone Network: **EE, Three, o2, Vodafone (limited indoor coverage)**

*Information obtained from Ofcom Website, August 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.

A little about Berkeley and the surrounding area...

Berkeley is located west of the M5 and the A38, north of Bristol, and south of Gloucester and Cheltenham. Berkeley Castle, a significant historical attraction, has been the residence of the Berkeley family for approximately 900 years.

The town is also notable for being the home of Edward Jenner, the pioneer of the smallpox vaccine. The Jenner Museum, a short walk from the High Street, is near the brick cottage Jenner gifted to James Phipps, the first person inoculated as a boy.

Berkeley is a vibrant small rural town with various shops, a building society, a hotel, public houses, and a primary school.

The nearby village of Kingswood is the home of the Katherine Lady Berkeley Secondary School that provides secondary schooling, subject to availability of spaces. There is also Rednock School providing secondary education in nearby Dursley.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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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