



Canon Park, Berkeley GL13 9DF
Asking Price £244,750



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- Terraced House
- Three bedrooms
- Enclosed rear garden
- Garage and parking
- Opposite local recreational field
- EPC rating C70

Asking Price £244,750



3 Noel Lee Way, High Street, Cam, Dursley, GL11 5PS

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Entrance Hall

Front door and double-glazed window to side elevation. Large storage cupboard with boiler.

Kitchen

Double-glazed window to front elevation. Range of wall and base units with one and a half bowl stainless steel sink, four-burner gas hob, eye-level oven, built-in fridge and space for a washing machine. Radiator.

Lounge/Diner

Double-glazed sliding door to rear garden. Stairs rising to first floor. Radiator.

Bedroom One

Double-glazed window to front elevation with view to playing fields. Built-in wardrobe. Radiator.

Bedroom Two

Double-glazed window to rear elevation. Radiator.

Bedroom Three

Double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bathroom

Double-glazed window to front elevation. White suite comprising low-level WC, bath with shower over and wash hand basin. Heated towel rail.

Outside

The front of the property is mostly laid to lawn with a path leading to the front door. The enclosed rear garden is paved with raised beds either side. There is access to the garage and parking space.

Location

Berkeley is a lovely market town that is located on the Eastern bank of the Severn. Berkeley is best known for its stunning castle; the castle is nine centuries old and is open to the public. It offers a community feel and has great transport links to Bristol, Gloucester and Cheltenham via the A38 and the M5, the nearest train station is in Cam. Cam and Dursley is a short drive where you will find a great range of shops and eateries, including two major supermarket chains. There are plenty of primary schools to choose from in the local area and it is a short drive to both Rednock secondary school and sixth form in Dursley and Katharine Lady Berkeley school and sixth form in Wotton-Under-Edge.

Tenure, Services and Local Authority

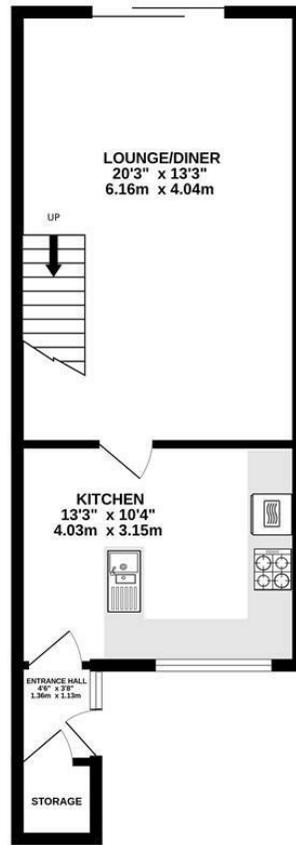
Freehold.

Stroud District Council - Tax Band B: £1,646.18 (2022/2023).

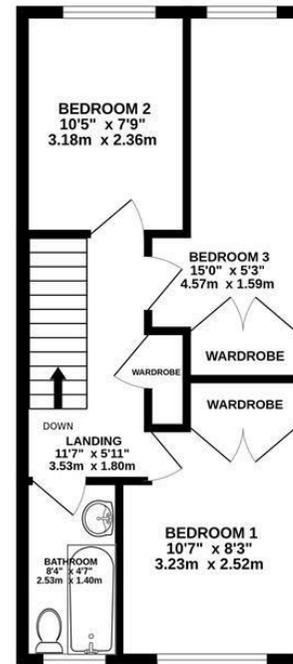
All mains services are believed to be connected to the property.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

