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**34 Tudor Walk, Berry Hill, GL16 7AE**

**£400,000**

A Unique four bedroom home dates back to the early 1900's, it has been occupied by the same owner for the last 45 years.

This very individual property is one of a kind and could also be adapted to multigeneration family's if required, situated in a plot approaching a quarter of an acre ( approx.)

This property is ripe for development the outbuildings offer lots of uses or a footprint to be replaced (subject to relevant permissions)

Entrance Hall

Lounge/Diner 21'4 x 10'6 (6.50m x 3.20m)

Shower Room

Kitchen/Breakfast Room 13'9 x 13'5 (4.19m x 4.09m )

Office

WC

Garage 32'5 x 11'1 (9.88m x 3.38m)

Lounge 16'9 x 15'9 (5.11m x 4.80m)

Conservatory 11'6 x 6'5 (3.51m x 1.96m)

Garage 15'9 x 10'1 (4.80m x 3.07m)

Bedroom 1 15'9 x 16'9 (4.80m x 5.11m)

Bedroom 2 15'4 x 10'6 (4.67m x 3.20m)

Bedroom 3 12'10 x 11'8 (3.91m x 3.56m )  
currently a kitchen

Bedroom 4 10'6 x 9'6 (3.20m x 2.90m)

Bedroom 5 9'9 x 9'7 (2.97m x 2.92m)

Bathroom

## OUTSIDE

From the front of the property there a driveway giving access to the garage, furthermore there is also double gates given access to further parking and to the outbuildings.

The yard area gives access to the workshop with high double doors ideal for storage of vehicles or if you need a large work area, this has the foot print for conversion ( subject to permissions) There is also more storage attached . Adjacent to the outbuilding is the garden to the property with lots of potential.

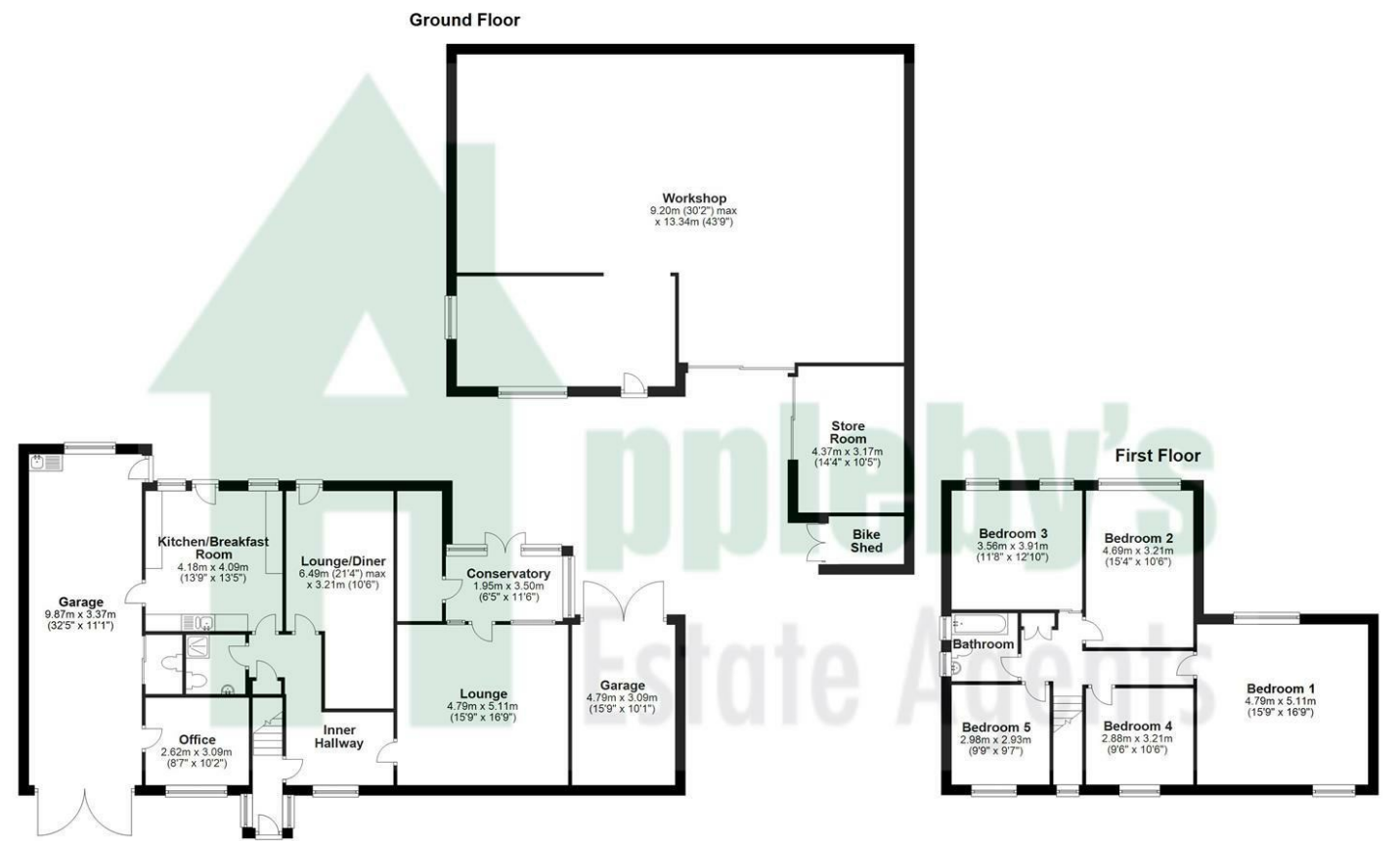
## Services

Mains drainage, gas

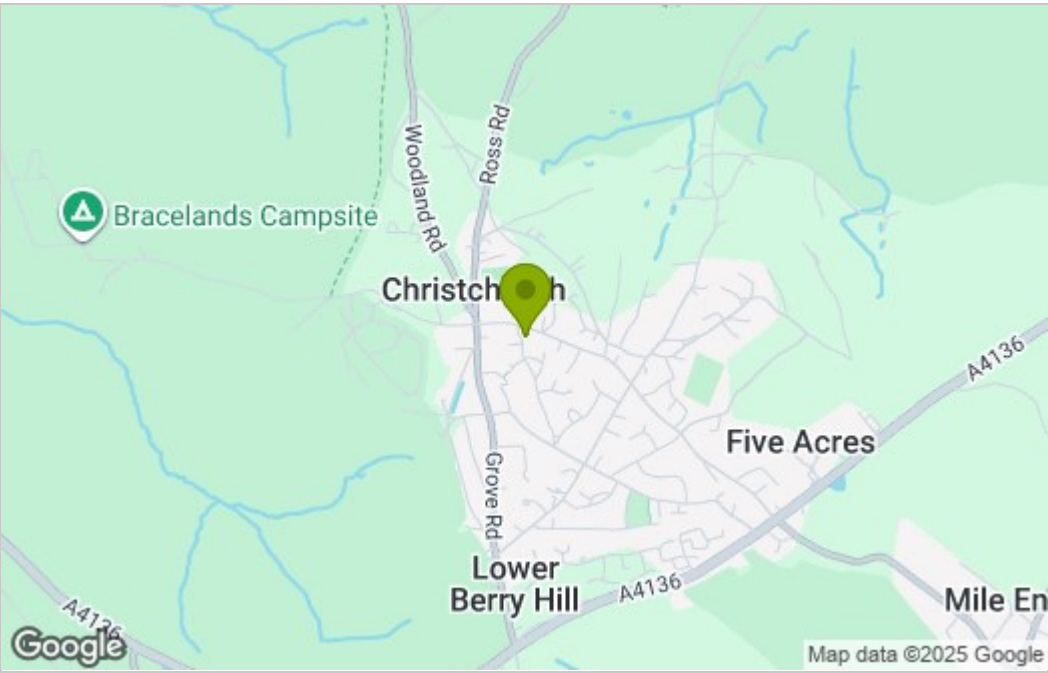
Forest Of Dean District tax band D



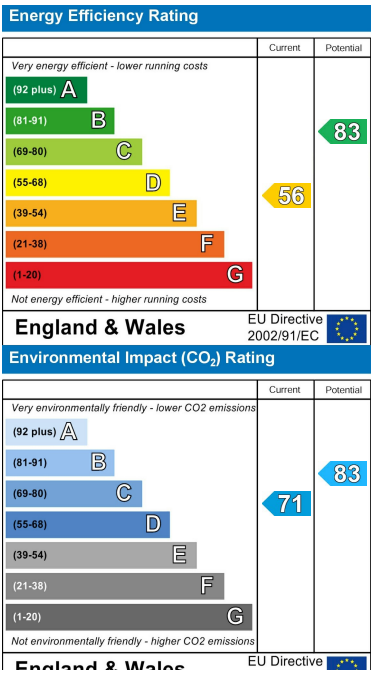
Floor Plan



Area Map



Energy Efficiency Graph



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