19 New Street, Newtown, Berkeley, GL13 9NN

Character Terraced Property | Three Bedroomed | Open Plan Lounge/Diner | Kitchen
Bathroom | Attic Room | Enclosed Rear Garden | EPC Rating - F

Offers In Excess Of: £165,000
19 New Street, Newtown, Berkeley, GL13 9NN

An ideal opportunity to purchase this well presented, deceptively spacious older style terraced house situated in the New Street cul-de-sac within walking distance of local shops and primary school.

The accommodation includes an entrance porch opening to a lounge/dining room, fitted kitchen with adjoining rear lobby and recently fitted ground floor bathroom with shower. On the first floor there are three good sized bedrooms with the addition of a useful attic room. The property benefits from gas fired central heating and double glazing. Outside there is an enclosed rear garden with pedestrian rear access.

Conveniently located close to the historic town of Berkeley, providing a range of day to day amenities, Newtown is well positioned for access to the main A38 and motorway networks providing commuting routes to the larger centres of Bristol, Gloucester and Cheltenham. There is also a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

COUNCIL TAX BAND - B

ENTRANCE PORCH
UPVC framed double glazed front door to entrance porch with tiled flooring, hexagonal double glazed window to front and half glazed door to through lounge/dining room.

THROUGH LOUNGE/DINING ROOM
6.71m (22' 0") x 4.06m (13' 4")
With attractive fireplace with inset gas fire, TV HI-FI display unit, coved ceiling, dado rail, laminate flooring and double glazed window to the front. Twin panelled radiator and useful understairs storage cupboard. Staircase leading to the first floor landing.

DINING ROOM AREA

KITCHEN
3.73m (12' 3") x 2.24m (7' 4")
Having a range of oak wall units incorporating worktop surfaces with drawers and cupboards under. Inset single drainer 1 1/2 bowled sink unit with mixer tap. Oven with electric hob with canopy cooker hood over, inset ceiling spotlights, ceramic tiled flooring, plumbing for automatic washing machine and dishwasher, double glazed window to rear. Access to rear lobby.

REAR LOBBY
With cupboards and half glazed door to the rear garden.
**BATHROOM**
Wall tiling having panelled bath with mains shower with dual heads and glazed shower screen. Pedestal wash hand basin and low level WC. Double glazed frosted window, ladder towel rail and automatic air extractor fan.

**FIRST FLOOR LANDING**
With storage cupboard and stairs to attic room.

**MASTER BEDROOM**
3.99m (13' 1") x 3.12m (10' 3")
Having panelled radiator, laminate flooring, coved ceiling, ceiling rose, decorative alcoves and double glazed window to the front.

**BEDROOM TWO**
3.40m (11' 2") x 2.51m (8' 3")
With double glazed window to rear, panelled radiator and built-in linen cupboard.

**BEDROOM THREE**
2.34m (7' 8") x 2.16m (7' 1")
With twin panelled radiator and UPVC framed double glazed window to rear.

**ATTIC ROOM**
4.01m (13' 2") x 3.58m (11' 9")
With Velux roof light window with extended views and useful under eaves storage cupboards.
**OUTSIDE**
The front is approached via a gate with an enclosed paved front garden with walled boundary. The rear gardens are West facing with a paved patio (ideal for outside entertaining), lawns, timber store shed, outside water supply, light, walled and fenced boundaries. There is a useful rear pedestrian access.

**FLOORPLAN**

![Floorplan Image]

**ENERGY PERFORMANCE RATING**
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**OPENING HOURS**
Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm
Sunday: closed

**THINKING OF SELLING?**
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