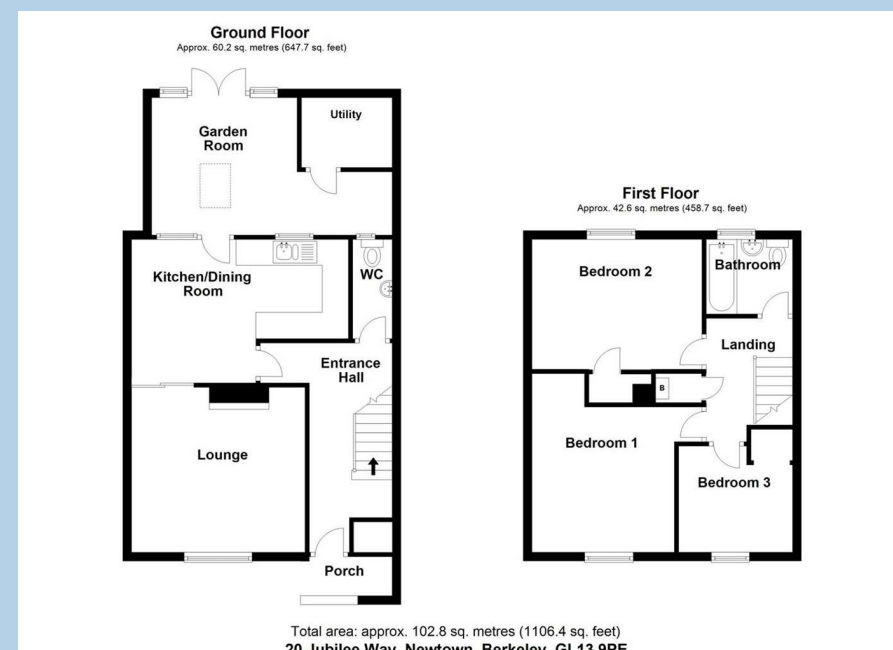


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20 Jubilee Way Newtown, Berkeley
GL13 9PE

Price Guide
£270,000



WELL PRESENTED THREE BEDROOM END TERRACED PROPERTY SET IN A POPULAR CUL-DE-SAC. THE PROPERTY BRIEFLY COMPRISES; SPACIOUS ENTRANCE HALL WITH STORAGE, CLOAKROOM, LOUNGE, KITCHEN/DINER, SUN ROOM, SEPARATE UTILITY, THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM. THERE IS A FRONT LAWN OVERLOOKING GREEN AND REAR ENCLOSED GARDEN AND PARKING AT THE REAR WITH FURTHER PARKING AVAILABLE. EPC: C

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20 Jubilee Way, Newtown, Berkeley, GL13 9PE

SITUATION

This three bedroom terraced house is conveniently located close to the centre of Newtown in a tucked away cul-de-sac position. The village has a primary school along with convenience store/post office. The nearby historic town of Berkeley, which is famous for its Castle and Jenner Museum is within approximately two miles and offers a wider range of shopping facilities including: convenience stores, independent retailers and primary school. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

If travelling from the A38 proceed towards Berkeley on the B4066 in a southerly direction and on approaching the roundabout take the second exit onto the bypass road, proceed to the next roundabout taking the second exit and continue on this road for approximately three quarters of a mile turning right signposted Newtown and Sharpness. Proceed under the railway bridge and follow the road as it bears round to the right, take the first turning on the left after the village shop onto Jubilee Way and after 120m the property will be located on the right hand side.

DESCRIPTION

This spacious end terraced property offers exceptional family space throughout, having entrance hallway, cloakroom with well positioned open plan family dining and kitchen area leading to good size lounge with views across the green. A sun room compliments the downstairs space and leads to the useful utility room and rear garden having entertaining space and off street parking. The welcoming front garden is of a good size and provide further garden space and can be accessed via a pathway and leads onto an open green space. On the first floor there are two double bedrooms and one single bedroom and family bathroom. Viewing is essential to appreciate this property. Gas central heating and EPC C



THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, useful spacious built-in cupboard ad under stair alcove.

CLOAKROOM

Double glazed internal window, WC, and wash hand basin.

LOUNGE 3.96m x 3.78m (12'11" x 12'4")

Double glazed windows to front providing views across the front garden and green, having radiator, feature fireplace, sliding double glazed double doors opening to:

OPEN PLAN KITCHEN/DINING ROOM 4.95m x 3.25m (16'2" x 10'7")

With a range of wall and base units with worktops over and incorporating the sink unit and drainer with mixer tap, space for freestanding double oven with ceramic hob with extractor over, plumbing and space for dishwasher, internal double glazed window to providing light and space for dining and entertaining with radiator, a door leads to:

SUN ROOM 5.61m x 3.23m (18'4" x 10'7")

Fully tiled flooring for convenience, this versatile room has space for entertaining along with storage alcove with double glazed patio doors leading onto the rear garden for external socialising and velux window providing a bright and airy feel. An internal door leads to:

UTILITY ROOM 2.18m x 1.75m (7'1" x 5'8")

Tiled floor leading through from the sun room, this useful room offers an additional storage space with plumbing for washing machine and power for white goods if required and light .

ON THE FIRST FLOOR

LANDING

Access to partially boarded loft with light via ladder, deep airing cupboard housing gas boiler.

BEDROOM ONE 3.33m x 3.25m (10'11" x 10'7")

Double glazed window to front with views over the Green, radiator, storage alcove.

BEDROOM TWO 3.89m x 3.07m (12'9" x 10'0")

Double glazed window to rear with views across the escarpment, radiator and built-in wardrobe.

BEDROOM THREE 2.64m x 2.46m (8'7" x 8'0")

Double glazed window to rear, radiator, over stairs storage cupboard.

BATHROOM

White suite comprising bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window to rear.

EXTERNALLY

To the front of the property a pathway leads to the canopy porch with storage area and front door, the garden is laid to lawn with attractive slate border and patio area with shrubs and trees. The rear garden has a good size patio area and lawned area leading to gravel area housing greenhouse and further sitting area, steps lead the driveway with off street parking.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: B

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

