



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (93-100) <b>A</b> (81-92) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-10) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82-90) <b>A</b> (61-81) <b>B</b> (38-60) <b>C</b> (15-46) <b>D</b> (1-34) <b>E</b> (1-10) <b>F</b> (1-10) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

10 Jubilee Way, Newtown, Berkeley,  
GL13 9PE

Price Guide  
£280,000



MODERNISED AND UPDATED THREE BEDROOM HOME, SPACIOUS KITCHEN WITH TWO FURTHER RECEPTION ROOMS, GAS CENTRAL HEATING AND DOUBLE GLAZING, ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM, FAMILY ROOM, KITCHEN/DINER, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, STORAGE SHED, LOW MAINTENANCE WEST FACING COURTYARD GARDEN, DRIVEWAY, FRONT LAID TO LAWN GARDEN, ENERGY RATING: D.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 10 Jubilee Way, Newtown, Berkeley, GL13 9PE

## SITUATION

This spacious three bedroom 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 are 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 120 meters the property will be located on the right hand side. The property is also accessible via footpath to the front.

## DESCRIPTION

This property has been in the same family ownership for over 30 years and has been modernised and updated by the current owners. The property benefits from gas central heating, extensive double glazing, new bathroom (2023), spacious kitchen/diner, and built in wardrobes/storage to each bedroom. The property has potential for further extension to rear (subject to planning permission). The property briefly comprises; entrance porch, entrance hallway, cloakroom, living room, family room, and kitchen diner. On the first floor there are three bedrooms and family bathroom. To the front of the property there is a lawned garden. To the rear of the property there is a low maintenance courtyard with access to large storage shed and driveway parking.

## 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).

## ENTRANCE PORCH

Double glazed front door and window, glazed door leading to:

## ENTRANCE HALLWAY

Stairs to first floor, storage cupboard.

## CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator.

## LIVING ROOM 3.96m (max) x 3.77m (max) (12'11" (max) x 12'4" (max))

Double glazed window to front, radiator, gas fire, arch leading to:

## FAMILY ROOM/DINING ROOM 4.97m narrowing to 3.97m x 3.27m (16'3" narrowing to 13'0" x 10'8")

Radiator. opening into:

## KITCHEN/DINER 5.65m x 3.16m (18'6" x 10'4")

Fitted kitchen with base and wall units, roll top laminate work surface over, space for tall standing fridge freezer, electric oven with hob and extractor over, space and plumbing for washing machine and tumble dryer and slimline dishwasher, stainless steel sink and drainer, double glazed window and door to rear, radiator, boiler in cupboard.

## ON THE FIRST FLOOR

## LANDING

Storage cupboard, access to loft space which has light, ladder is insulated and part-boarded).

## BEDROOM ONE 3.87m narrowing to 3.24m x 3.27m (12'8" narrowing to 10'7" x 10'8")

Double glazed window to front, radiator, built in wardrobe.

## BEDROOM TWO 3.87m x 3.05m (12'8" x 10'0")

Double glazed window to rear, radiator, built in wardrobe.

## BEDROOM THREE 2.66m (max) x 2.40m (max) (8'8" (max) x 7'10" (max))

Double glazed window to rear, radiator, storage cupboard.

## BATHROOM

Bath with shower off tap, combination wc and wash hand basin, heated towel rail, double glazed window to rear.

## EXTERNALLY

To the front of the property there is a laid to lawn garden area with path to front door. To the rear of the property there is a low maintenance courtyard garden which is laid to lawn and enclosed by wood panel fencing. There is

access to large STORAGE SHED which light and power. Gate from courtyard garden provides access to driveway which has parking for one car.

## AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: B

## 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.

## VIEWING

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

