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16 Jubilee Way, Newtown, Berkeley,  
GL13 9PE

Asking Price  
£290,000



MODERN AND CONTEMPORARY THREE BEDROOM END TERRACED PROPERTY SET IN A POPULAR CUL-DE-SAC. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, WC, LOUNGE, KITCHEN/DINER, SNUG, THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM. THERE IS A FRONT LAWN AND REAR ENCLOSED GARDEN AND PARKING FOR ONE CAR AT THE REAR WITH ON STREET PARKING AVAILABLE. EPC: C

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

## SITUATION

This well presented 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 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. The property is also accessible via a footpath to the front.

## DESCRIPTION

This property has been in the same ownership for approximately two years and has been well maintained by the current owners. The property benefits from new double glazing throughout and the incorporation of what was previously a utility/outbuilding space to create a well insulated additional reception room overlooking the garden. The kitchen/diner is of good size and has an open plan flow to the lounge at the front of the house. There is also a cloakroom and space for utilities under the stairs. On the first floor are three bedrooms and the family bathroom. There are gardens front and back with parking for one car at the rear.

## 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

Composite front door, stairs to first floor, plumbing for washing machine and dishwasher.

### CLOAKROOM

Radiator, WC, wash hand basin, double glazed window.

### KITCHEN 4.95m x 3.23m (16'2" x 10'7")

Range of wall and base units, Smeg gas cooker, space for American fridge freezer, sink unit, radiator, inset spot lights, double glazed window.

### SNUG 5.55m x 2.37m increasing to 3.26m (18'2" x 7'9" increasing to 10'8")

Radiator, double glazed French doors.

### LOUNGE 3.99m x 3.81m (13'1" x 12'5")

Double glazed window, wood burner, inset spot lights.

## ON THE FIRST FLOOR

### LANDING

Radiator, loft cupboard.

### BEDROOM ONE 3.87m x 3.79m (12'8" x 12'5")

Radiator, wardrobe, double glazed window.

### BEDROOM TWO 3.37m x 3.27m (11'0" x 10'8")

Radiator, double glazed window.

### BEDROOM THREE 2.64m x 2.38m (8'7" x 7'9")

Radiator, storage, double glazed window.

## BATHROOM

Suite comprising panelled bath with shower over, wash hand basin, low level WC, tiled wall, extractor, double glazed window.

## EXTERNALLY

At the front of the property is a nice sized front lawn with a short wooden fence and shared path leading to the front entrance. At the rear of the property is a raised patio area with steps down to a further patio, there is a large decking area with pergola and outdoor power sockets providing a lovely entertaining space. There is a small lawn area and garden shed.

## 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](http://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.

