

Milburys

SALES LETTING MANAGEMENT

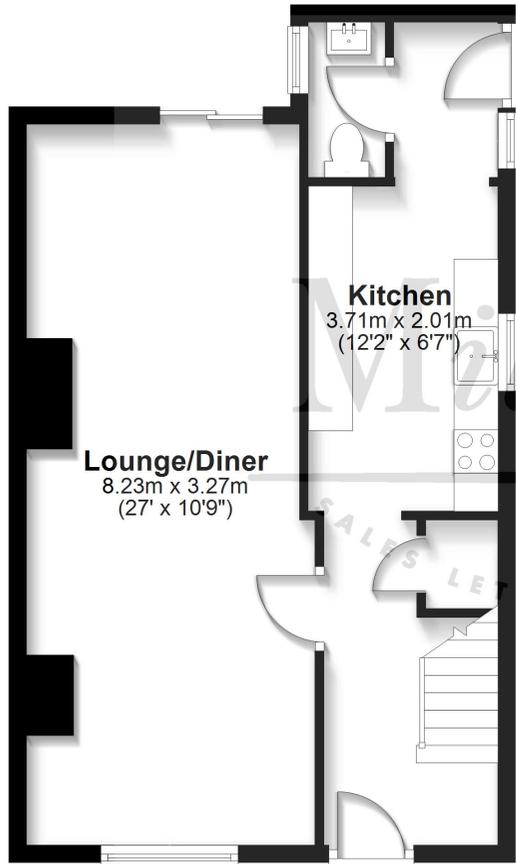


6 Jubilee Lane, Cromhall, South Gloucestershire, GL12 8AU

£395,000

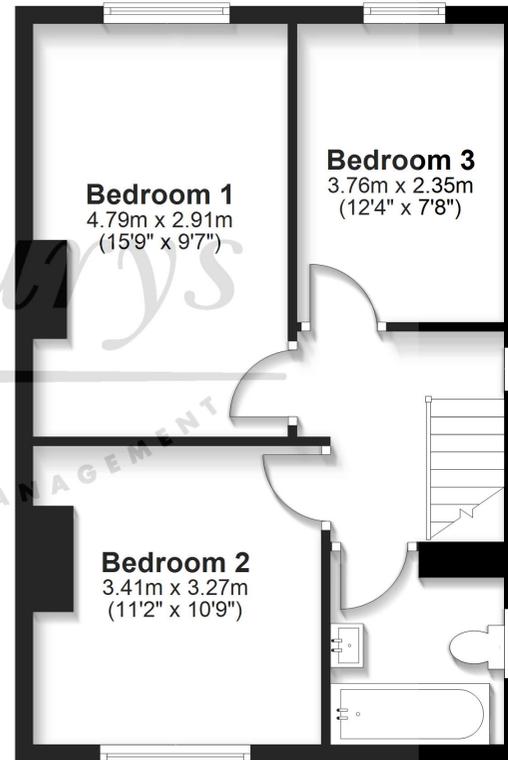
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 90.9 sq. metres (977.9 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



6 Jubilee Lane, Cromhall, South Gloucestershire GL12 8AU

Nestled towards the end of the peaceful no-through road, Jubilee Lane, this semi-detached home offers the perfect balance of modern comfort, village character and a tranquil countryside setting. A welcoming front approach features a gated driveway with lawn, framed by colourful flowers, small shrubs and mature borders. Entering the home, the inviting entrance hallway includes handy understairs storage – perfect for coats and muddy boots. The lounge/diner is of impressive proportions, over 8 metres in length, with dual aspect windows and French doors which bless the room with natural light and open onto the garden. A tastefully tiled former fireplace creates a charming, characterful focal point. The galley kitchen is well-presented with ample storage and offers direct access to the side entrance, where a convenient WC can be found. Upstairs, a generous landing leads to three comfortable double bedrooms and a contemporary family bathroom with a shower-over-bath. The south-facing garden reflects the charm of the village, with established planting, mature shrubs and a variety of plants. A covered wooden deck creates the perfect spot to relax, entertain or simply enjoy birdwatching. Beyond lies a well-tended vegetable patch for the green-thumbed amongst us, backing onto rolling fields! This delightful home is a true rural gem, set in a picturesque village within the sought-after catchment area of Katharine Lady Berkeley's Secondary School.

Situation

The popular village of Cromhall is situated a short drive to the south-east of M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. The nearby local centres of Chipping Sodbury, Thornbury and Wotton-under-Edge provide excellent shopping facilities and amenities. The village CE VC primary school (www.standrews-pri.s-gloucs.sch.uk) sits adjacent to St Andrews Church. The excellent village website www.cromhall.com provides a wealth of further information.

Property Highlights, Accommodation & Services

- No Through Road To Front Aspect
- South Facing Rear Garden With Mature Shrubs And Trees Backing Onto Rolling Fields
- Well-Tended Vegetable Patch and Covered Decked Seating Area
- Generous Lounge/Diner With Tiled Focal Fireplace And French Doors Leading to the Garden
- Off Street Gated Driveway Parking
- Three Double Bedrooms
- Modern Family Bathroom With Shower Over Bath
- Calor Gas Central Heating - Mains Drainage - UPVC Double Glazing
- Recently Refitted Kitchen
- South Gloucestershire Council - Council Tax Band B

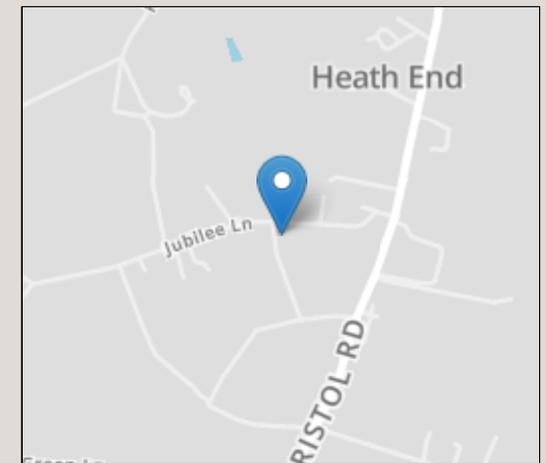
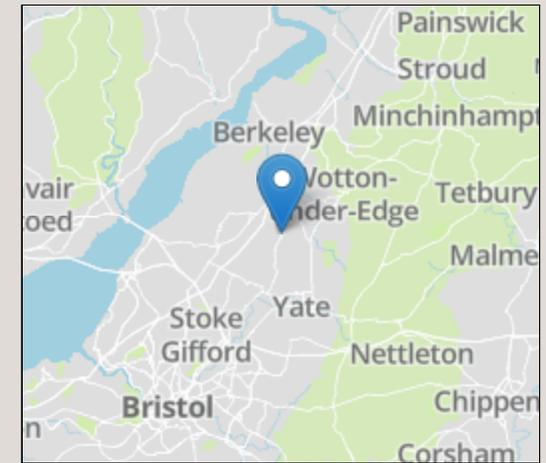
Directions

From J14 of the M5, take the B4509 east. At the roundabout, turn right onto the B4058. Proceed past Heathend Garage. From here, Jubilee Lane is the 5th turning on the left. A short drive down the lane, there will be a row of houses on your left-hand side, number 6 is the very end, denoted by a for-sale board.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band B

Tenure - Freehold

Contact & Viewing - Email: mil_wottonsales@milburys.co.uk Tel: 01453 842666



| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 65 |
| (39-54) | E | | |
| (21-38) | F | 39 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive | Government |

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