



Burton Cottages, Jubilee Road, Mitcheldean
OIRO £340,000

3 bedroom semi-detached house for sale | Freehold

At first glance

- 3 Bedrooms
- Characterful and charming features
- Detached outbuilding
- Extensive gardens
- Off-road parking
- Semi-rural location

In detail

A charming and characterful three bedroom semi-detached property offering parking, extensive gardens with a variety of flowers, trees and shrubs, and an outbuilding for outdoor storage, situated in a semi-rural position.

This property is perfect for those who love characterful features, and offers comfortable accommodation set over two floors. Internally, it comprises; entrance hall, dining room, kitchen, sitting room, rear porch, WC, three bedrooms and bathroom.

Externally, there is off-road parking to front, and the gardens are to rear and laid mainly to lawn, offering extensive space outside to sit and relax, with a variety of flowers, trees, bushes etc and perfect for those who love gardening. There is an outbuilding providing extra storage space with an outdoor sink unit so could also be utilised as a utility space, alongside having an electric supply and working WC.

The property's rural yet accessible situation benefits from close proximity to surrounding villages/towns to include Mitcheldean, of which has a range of amenities to include: several shops, a supermarket, a butchers, hairdressers, a pharmacy, a florist, restaurants, public houses, doctor's surgery, library, town hall and a brewery.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains





Entrance hall

Access through to dining room and stairs leading up to first floor.

Dining Room

Wood-effect flooring, window to front aspect, radiator, storage cupboard, open plan layout with kitchen.

Kitchen

Fitted units at base level with worktop space, sink unit with drainer, space and plumbing for washing machine, space for freestanding fridge freezer, radiator, feature stone wall, tiled flooring, window to rear aspect, access through to rear porch and sitting room.

Sitting room

Wooden flooring, windows to front and rear aspect, radiator, feature log burner.

Porch

Access through to WC and outside.

WC

WC.

FIRST FLOOR:

Landing

Window to side aspect, access through to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, windows to front and rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect, built-in wardrobe.

Bedroom 3

Carpeted flooring, radiator, window to side aspect.

Bathroom

Shower enclosure, bath, WC, wash hand basin, tiled splash backs, radiator, wood-effect flooring, window to front aspect.

Outside

To the front of the property, there is parking space and a variety of trees and shrubs. There is side access through to the rear garden from the road via a gate, and the rear garden is extensive and a perfect haven for those who love being outdoors.

The rear garden is laid mainly to lawn, with a variety of trees, bushes, flowers, plants and shrubs, and there is two outbuildings for outdoor storage and vegetable patches for those who like growing their own produce.

Services

Mains water and electric connected. Sewage treatment plant. Oil central heating.

**** The services and heating system, where applicable, have not been tested. ****

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.



Please note

A neighbouring property has a right across the rear of this property.



Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
187 sq. ft. (17.2 sq. m.) approx.



1ST FLOOR
381 sq. ft. (35.4 sq. m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.