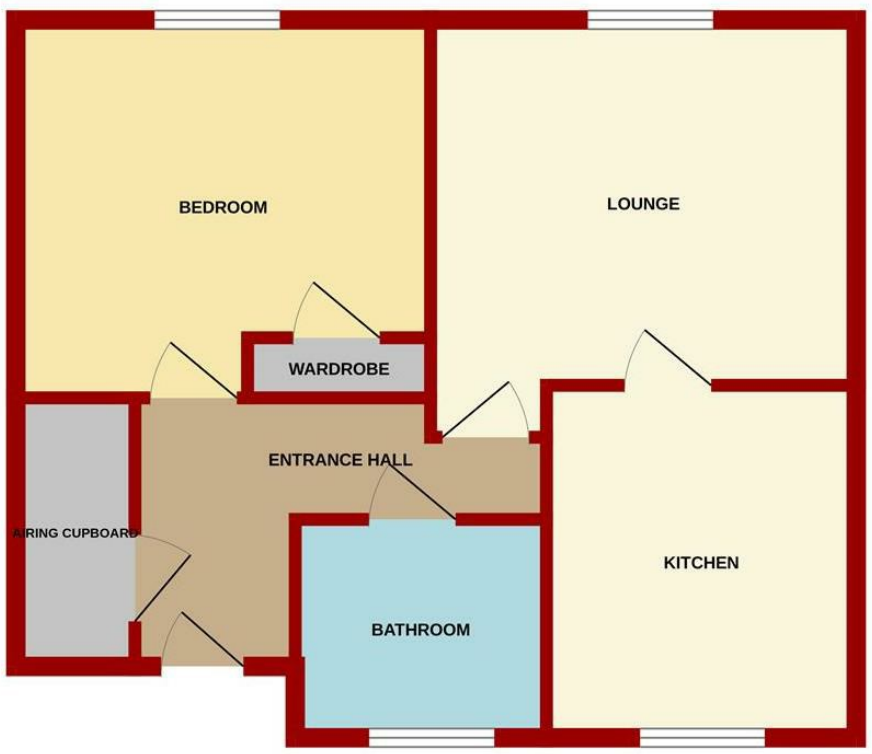
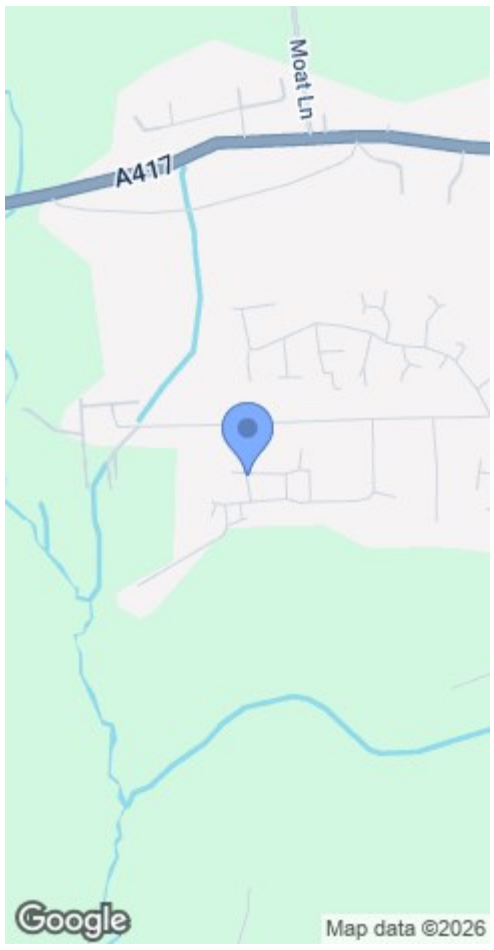
32 Jubilee Place
Staunton GL19 3RS

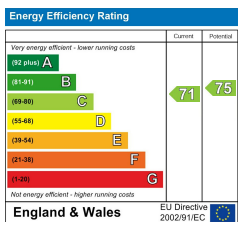
STEVE GOOCH
ESTATE AGENTS | EST 1985

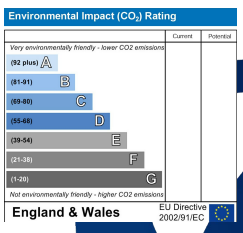


GROUND FLOOR









MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £99,995

A VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT situated in a POPULAR VILLAGE LOCATION, PERFECT for FIRST TIME BUYERS AND INVESTORS, all being offered with NO ONWARD CHAIN.

The village of Staunton offers amenities to include school, pet store, village hall, day nursery, doctor's surgery, The Swan Inn, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.















The property is accessed via a part glazed door into:

COMMUNAL HALLWAY
Stairs lead to the first floor, private lockable storage cupboard, half glazed door into:

ENTRANCE HALL
Night storage heater, door to airing cupboard which houses lagged hot water tank, slatted shelving, door into:

LOUNGE
13'03 x 11'05 (4.04m x 3.48m)
Night storage heater, rear aspect window with fitted window blind.

KITCHEN
9'10 x 7'09 (3.00m x 2.36m)
Kitchen comprising range of base, wall and drawer units, single bowl, single drainer stainless steel sink unit, four ring electric hob with cooker hood above, integrated oven, plumbing for washing machine, integrated Bosch dishwasher, space for fridge freezer, Night storage heater front aspect window.

BEDROOM
12'05 x 9'09 (3.78m x 2.97m)
Night storage heater, built in wardrobe with hanging rail and shelving, rear aspect window.

BATHROOM
6'05 x 5'07 (1.96m x 1.70m)
White suite comprising bath with Mira electric shower over, low level WC, pedestal wash hand basin, heated towel rail, front aspect frosted window.

OUTSIDE
Allocated parking on a first come first served basis.

SERVICES
Mains water, electric and drainage.

WATER RATES
Severn Trent.

LOCAL AUTHORITY
Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Leasehold. 125 year lease with 103 years remaining (as at 2026).

MAINTENANCE CHARGES
£640 per annum to include ground rent, maintenance and building insurance.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester, proceed along the A417 passing through Maisemore and Hartpury. Upon approaching Staunton, turn left at the Prince of Wales Public House into Prince Crescent taking the second left hand turning into Boundary Place. Follow this road along bearing to the right hand side, taking the third turning right into Jubilee Place where the property can be found in front of you as marked by our for sale board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.