



10 Long Close

Kintbury, Berkshire, RG17 9XQ





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£365,000

A very nicely presented semi-detached house in the sought after village of Kintbury.

Description

The accommodation includes a separate hall from which the stairs lead and a useful downstairs cloakroom. The kitchen has a range of light coloured units, with a built-in oven and a small breakfast bar. The sitting room has a contemporary feature fire, space for a table and doors to the garden. On the first floor a dual landing gives access to three well balanced bedrooms and a spacious bathroom. Outside there is a larger than average garage with a driveway for off road parking. The rear garden is of a nice size, enclosed by wood panel fencing with side access. A viewing is strongly advised to fully appreciate the overall qualities of this lovely family home.

Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

Directions

From our office turn right down the High Street, first right into Park Street and continue over the common to Kintbury. Continue through the centre of the village and turn right opposite Tweasles Hairdressers into Newbury Street. At the mini roundabout turn right into Burtons Hill and second right into Long Close. No.10 is along on the right hand side.

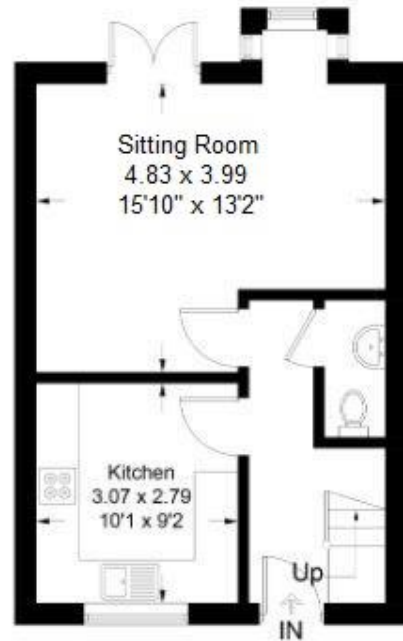
- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Three Bedrooms
- Bathroom
- Garage
- Driveway
- Gardens





10 Long Close

Approximate Gross Internal Area = 67.7 sq m / 945 sq ft



Ground Floor



First Floor



To view this property call Marc Allen Estate Agents on **01488 685353**

Entrance Hall

Wood block flooring. Night storage heater. Telephone point. Stairs to first floor.

Cloakroom

A white suite comprising wash hand basin and w.c. Wood block flooring. Extractor fan.

Kitchen/Breakfast Room

10' 1" (3.07m) x 9' 2" (2.79m). Fitted with a range of light coloured wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, ceramic hob and extractor over. Plumbing for dishwasher. Appliance space. Tiled floor. Small breakfast bar.

Sitting Room

15' 10" (4.83m) x 13' 2" (4.01m). Contemporary electric fire. Night storage heater. French doors to garden.

Staircase gives access to dual landing

Access to loft. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

15' 10" (4.83m) x 10' (3.05m). Built-in wardrobe. Night storage heater.

Bedroom 2

12' 9" (3.89m) max x 11' 2" (3.4m) max. Built-in wardrobe. Electric panel heater.

Bedroom 3

10' 4" (3.15m) max x 8' 11" (2.72m) max. Electric panel heater.

Bathroom

8' 10" (2.69m) max x 8' 8" (2.64m) max. A white suite comprising panelled bath with a shower over and screen. Wash hand basin with a cupboard below and w.c. Tiled floor and surrounds. Chrome finished heated towel rail. Electric fan heater.

Garage

19' 4" (5.89m) max x 8' 11" (2.72m) max. To the side with a metal up and over door. Light and power. Plumbing for automatic washing machine. Water tap. Door to rear.

At the front of the property is

A double width driveway for off road parking and a small area of lawn with a border.

At the rear of the property is

A paved patio leading to a lawned garden with borders and a gravelled seating area, all enclosed by wood panel fencing with a gate to the side.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

