



5 Wyndham Road
Newbury, Berkshire, RG14 2NJ





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£415,000

A nicely proportioned detached bungalow situated in an established residential area.

Description

The accommodation includes an enclosed porch, a good sized hallway and a sitting room with a fireplace (not in use). The kitchen has a range of units, a small breakfast bar and a door to the garden. There are three bedrooms, two of which have fitted wardrobes, and a bathroom with a shower. Outside there is a garage with a driveway to the side and well stocked mature gardens. There is also a useful rear store/utility. NO ONWARD CHAIN.

Directions

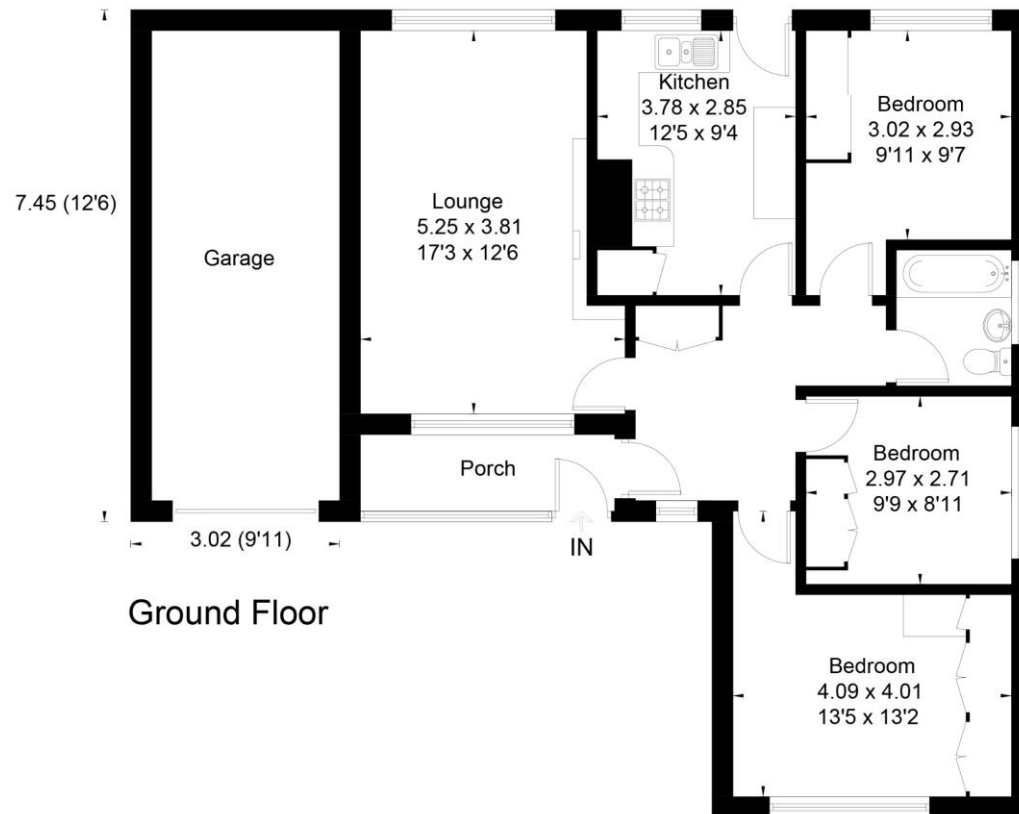
On reaching Newbury from Hungerford, continue on the A4 to the Robin Hood roundabout and take the first left exit into Shaw Road. At the first mini roundabout turn right into Kiln Road. Continue up the hill and turn left into Stoney Lane. Take the first right turn into Wyndham Road and No.5 will be found just along on the left hand side.

- Enclosed Porch
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Garage
- Driveway
- Mature Gardens
- Rear Store/Utility





Approximate Floor Area = 80.7 sq m / 869 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Total = 98.9 sq m / 1065 sq ft



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

Door to:

Enclosed Porch

Quarry tiled floor. Door to:-

Entrance Hall

Built-in cupboard. Radiator. Access to loft.

Sitting Room

17' 3" (5.25m) x 12' 6" (3.81m). Stone fireplace and hearth. Two radiators.

Kitchen/Breakfast Room

12' 5" (3.78m) x 9' 4" (2.85m). Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Breakfast bar. Electric cooker point. Radiator. Airing cupboard with hot water tank and immersion heater. Door to garden.

Bedroom 1

13'5" (4.09m) x 13'2" (4.01m). Built-in wardrobes. Radiator.

Bedroom 2

9'11" (3.02m) x 9'7" (2.93m). Built-in mirrored wardrobe. Radiator.

Bedroom 3

9'9" (2.97m) x 8'11" (2.71m). Radiator.

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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.

Bathroom

A cream suite comprising twin grip panelled bath and a shower over and screen, wash hand basin and w.c. Tiled surrounds. Radiator.

Garage

To the side with a metal up and over door. Light and power. Oil fired boiler for domestic hot water and central heating.

At the front of the property is

A lovely mature garden laid to lawn with well stocked borders and a block paved driveway to the garage. Outside light.

At the rear of the property is

A paved patio leading to a lawned garden with borders and a mature shrub garden providing a pleasant backdrop. Outside tap and lighting. Gates to the side.

Rear Store/Utility

With plumbing for an automatic washing machine and appliance space. Fitted cupboards.

Services

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

