



10 Cheriton Close
Newbury, Berkshire, RG14 7JT





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Guide £525,000

A spacious detached property with a self-contained annexe, situated in an established residential area.

Description

The accommodation in the main house includes good hall space with a downstairs cloakroom, a kitchen and a generous reception room with a fireplace and doors to the garden. On the first floor there are three bedrooms, two of which have built-in wardrobes, and a shower room. The annexe has a private entrance to the side and includes a kitchen, sitting room, bedroom and shower room. Outside there is good frontage with off road parking and side access. The large rear garden is a particular feature with a wide paved terrace, lawn, borders and an area for vegetables. NO ONWARD CHAIN.

Directions

On reaching Newbury from Hungerford, continue on the ring road and take the first left exit at the Burger King roundabout. Turn right at the next mini roundabout into Greenham Road and continue ahead. Turn right into Greenlands Road and first left into Cheriton Close. No.10 is along on the right hand side.

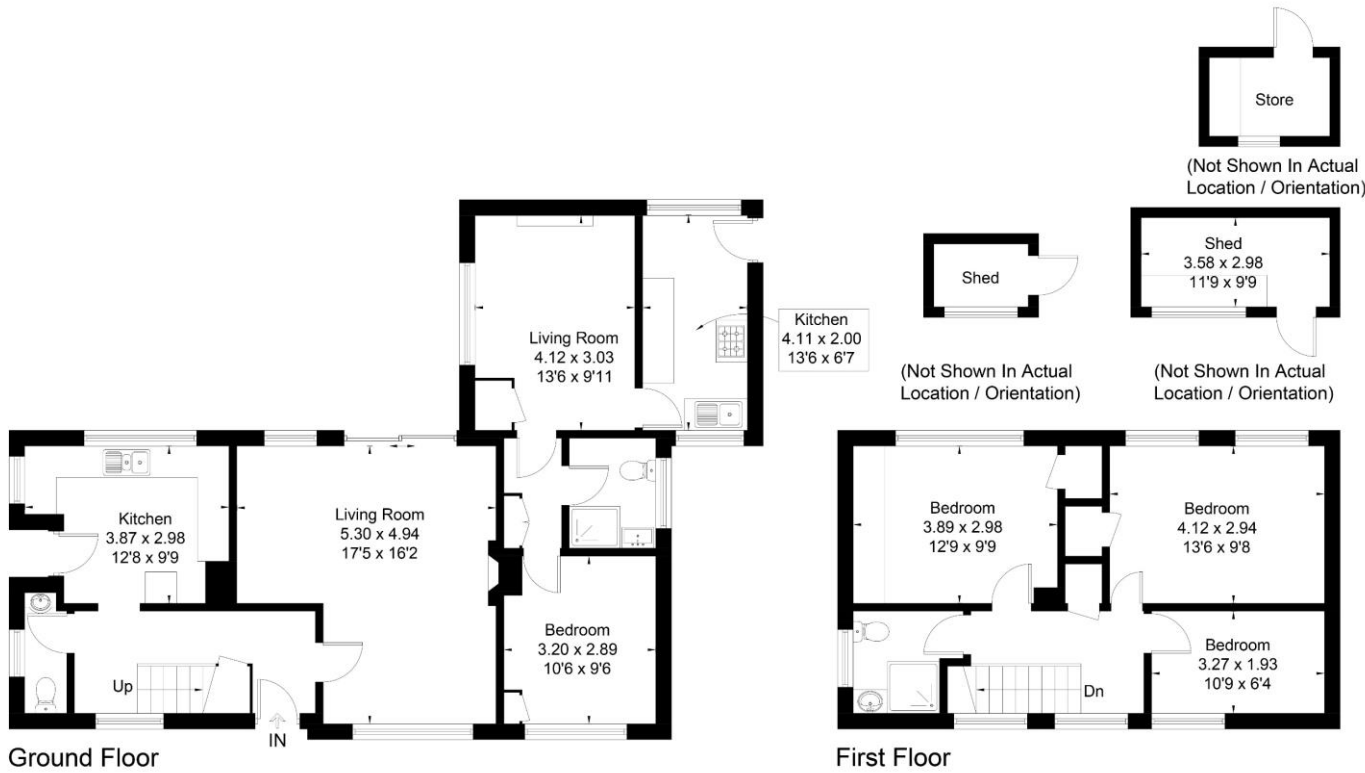
- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen
- Three Bedrooms
- Shower Room

- Annexe with:
 - Kitchen
 - Sitting Room
 - Inner Hall
 - Bedroom
 - Shower Room

- Two Separate Driveways
- Gardens



Approximate Floor Area = 129.4 sq m / 1393 sq ft
 Store = 3.4 sq m / 36 sq ft
 Total = 132.8 sq m / 1429 sq ft



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

Porch

Door to:-

Entrance Hall

Radiator. Understairs cupboard. Stairs to first floor.

Cloakroom

With a wash hand basin and w.c. Wall mounted gas fired boiler for domestic hot water and central heating. Radiator.

Sitting Room

Open fireplace with a stone finish surround. Two radiators. Double glazed patio door to garden.

Kitchen

Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Radiator. Door to side.

Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

Bedroom 1

Built-in wardrobe. Radiator. Access to loft.

Bedroom 2

Built-in wardrobe. Radiator.

Bedroom 3

Radiator.

Shower Room

With a shower enclosure, wash hand basin with a cupboard below and w.c. Chrome finish heated towel rail. Tiled surrounds.

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Annexe

Kitchen

With a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Wall mounted gas fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine. Radiator. Door to rear.

Sitting Room

Feature fire surround (not in use). Built-in cupboard. Radiator.

Inner Hall

Built-in cupboard.

Bedroom

Built-in cupboard. Radiator.

Shower Room

With a shower enclosure, wash hand basin and w.c. Tiled surrounds. Heated towel rail.

At the front of the property is

A wide frontage with two separate driveways, lawn and shrubs. Gate to side.

At the rear of the property is

A wide paved terrace leading to a good sized garden laid to grass with borders, raised beds and an area for vegetables. Two sheds. Outside lighting.

Services

All mains connected. 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		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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