



18 Fawconer Road
Kingsclere, Hampshire, RG20 5RW





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£265,000

A nicely proportioned end terrace house situated in an established residential road.

Description

The accommodation includes a separate hall from which the stairs lead, a sitting room with a fireplace and dining area, both with wood block flooring. There is also a kitchen which opens in to a breakfast room with a door to the garden. On the first floor there are two well balanced bedrooms and a bathroom. Outside there is an enclosed garden and a garage in a block to the side. NO ONWARD CHAIN.

then turn left at the next roundabout along the A34. Then bear left onto the B4640. At the roundabout, go straight over onto the A339 and straight over for the next four roundabouts. Turn right into George Street and turn right again into Fawconer Road and take an immediate left and no 18 will be found straight ahead.

Kingsclere

Kingsclere is a pretty village between Basingstoke & Newbury and offers a charming village centre, as well as independent shops and a well-regarded primary school. The village also benefits from a convenience store, public houses, chemist and hairdresser, as well as a post office and excellent access to open countryside.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Gardens
- Garage

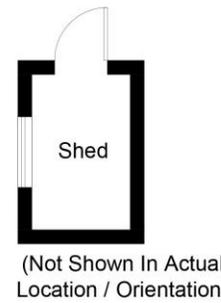
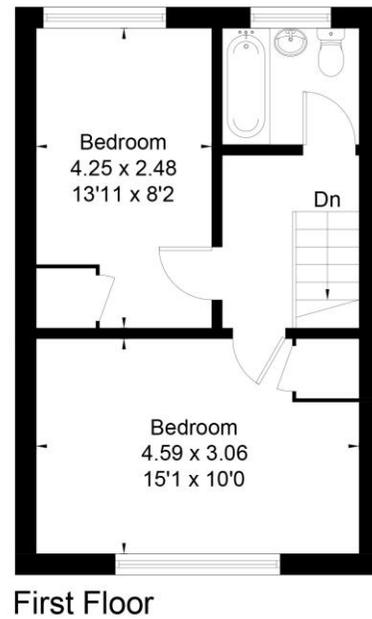
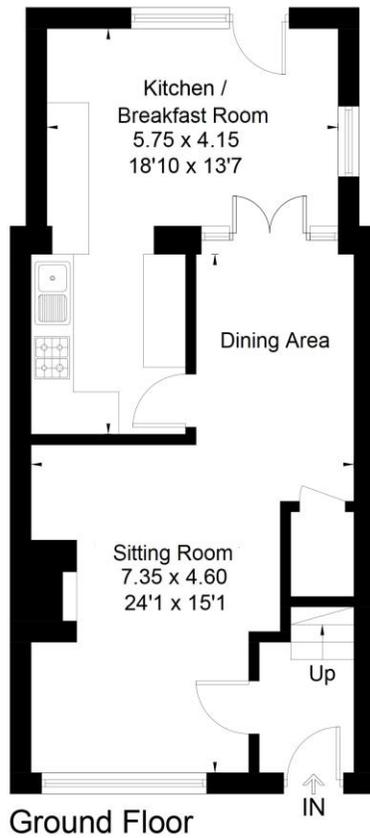
Directions

From our office turn right down the high street and then turn right at The Bear Hotel. At the roundabout, take the second exit and straight over at the mini roundabout, along the A4. At the roundabout go straight over,





Approximate Floor Area = 81.5 sq m / 877 sq ft
(Excluding Shed)



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

Porch:

Entrance Hall

Radiator. Stairs to first floor.

Sitting Room

Fireplace with a surround and hearth. Wood block flooring. Radiator. Opening to:

Dining Room

Wood block flooring. Radiator. Under stairs cupboard.

Kitchen/Breakfast Room

Fitted with a range of light coloured wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker with an extractor over. Tiled floor. Wall mounted gas fired boiler for domestic hot water and central heating. Extension. Tiled floor. Radiator.

Stairs give access to landing

Radiator. Access to loft.

Bedroom 1

Radiator.

Bedroom 2

Radiator. Linen cupboard.

Bathroom

A white suite comprising. Panelled bath with telephone taps. Wash hand basin and wc. Tiled surrounds. Chrome finish heated towel rail.

At the front of the property is

A lawned garden with mature shrubs, hedging and a path to house.

At the rear of the property is

A mature garden with lawn, shrubs and side access. Shed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.

