



3A Burtons Hill

Kintbury, Berkshire, RG17 9XJ

marc allen

www.marcallen.co.uk



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£280,000

A smart modern semi-detached house with an enclosed garden and off road driveway parking.

Description

The property has oil fired heating with double glazing and the accommodation includes an entrance hall from which the stairs lead, a kitchen and a sitting room/dining room with space for a table and French doors to the garden. On the first floor there are two bedrooms and a bathroom in traditional white. Outside there is a well tended garden to the rear and off road parking to the front.

Kintbury

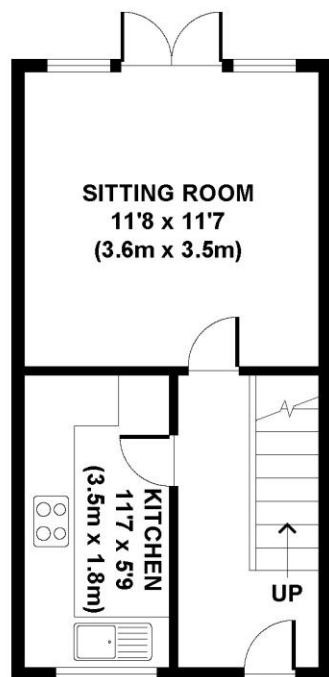
Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London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

Directions

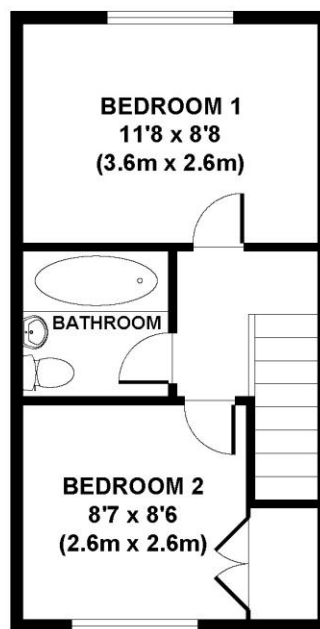
From our office turn right down the High Street, first right into Park Street and continue over the common to Kintbury. Pass through the centre of the village and turn right opposite Tweasles Hairdressers

into Newbury Street. Turn right at the mini roundabout into Burtons Hill and No.3A is on the right hand side.

- Entrance Hall
- Kitchen
- Sitting Room/Dining Room
- Two Bedrooms
- Bathroom
- Oil Fired Heating
- Double Glazing
- Garden
- Off Road Parking



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 275 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 275 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 550 SQ FT / 51 SQ M



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

Double Glazed Front Door to:-

Entrance Hall

Wood effect flooring. Telephone point. Understairs cupboard
housing oil fired boiler for domestic hot water and central heating.
Radiator. Stairs to first floor.

Sitting Room/Dining Room

11'7" (3.53m) x 11'8" (3.56m). Wood effect flooring.
TV aerial point.
Radiator. French doors to garden.

Kitchen

11'7" (3.53m) x 5'9" (1.75m). Fitted with a range of wall and base storage units with drawers, work surfaces over and tiled surrounds. Under unit lighting. Single bowl stainless steel sink unit. Electric oven and hob with extractor over. Plumbing for automatic washing machine. Appliance space. Space for fridge/freezer. Extractor fan. Tiled flooring.

Bedroom 1

11'8" (3.56m) x 8'8" (2.64m). Telephone point.
Radiator.

Bedroom 2

8'6" (2.59m) x 8'7" (2.62m). Built-in airing cupboard/storage with hot water tank. Access to loft. Radiator.

At the front of the property is:

A driveway for off road parking.

At the rear of the property is:

A patio area leading to lawn with borders, mature trees for structure and privacy, all enclosed by wood panel fencing. Side access gate to a shared pathway. Screened oil tank and bespoke shed/store with light and power.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

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