



21 Newbury Street

Kintbury, Berkshire, RG17 9UX

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# 21 Newbury Street

Kintbury, Berkshire, RG17 9UX

Guide £265,000

A distinctive modern house with accommodation arranged over three floors.

## Description

Access to the building is controlled by telephone entry with stairs to the first floor and the property itself. The accommodation includes an open plan kitchen/sitting/dining room with good natural light, a range of gloss fronted units and wood effect flooring. Stairs lead to the ground floor where there is a bedroom and full bathroom. A further staircase from the kitchen, leads to the top floor bedroom and this has a contemporary en suite shower room. Outside there is a driveway for off road parking and a small enclosure garden with decking. NO ONWARD CHAIN.

## 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 and right again onto Park Street. Follow along the Hungerford Road towards Kintbury. Go straight along the High Street and along Station Road. Turn right onto Newbury Street and no.21 will be found along on the right hand side.

- Communal Door
- Kitchen/Sitting Room/Dining Room
- Ground Floor Bedroom
- Bathroom
- Second Bedroom
- En Suite Shower Room
- Driveway
- Enclosed Area of Garden With Decking



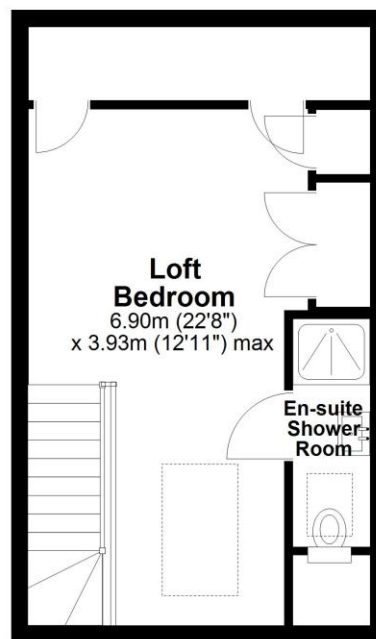
### First Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



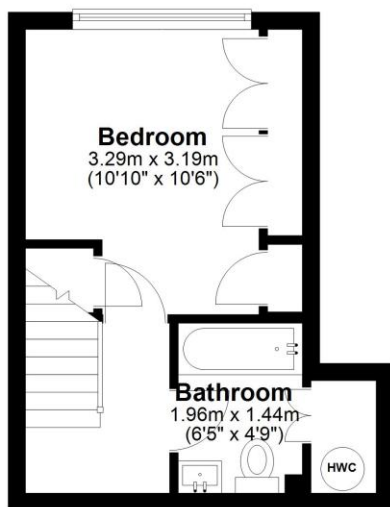
### Second Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



### Ground Floor

Approx. 18.2 sq. metres (195.8 sq. feet)



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

Communal door with stairs to first floor. Gate to property. Door to:

#### Kitchen/Sitting Room/Dining Room

Fitted with a range of wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built in electric oven, hob and extractor. Appliance space. Wood effect flooring. Electric wall heater. Intercom to main door. Stairs down to:

#### Ground Floor Bedroom

Wall heater.

#### Bathroom

A white suite comprising panelled bath, wc and wash hand basin with drawers below. Tiled surrounds. Extractor fan. Cupboard with plumbing for automatic washing machine.

Staircase from Kitchen gives access to:

#### Bedroom

Built in wardrobe and eaves storage. Electric wall heater.

#### En Suite Shower Room

A contemporary suite comprising shower enclosure, wc and wash hand basin with drawers below. Tiled surrounds. Chrome finish heated towel rail.

At the front of the property is:

A block paved driveway for off road parking.

At the rear of the property is:

An enclosed area of garden with decking.

#### 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.



"DoubleClick Insert EPC"

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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.

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