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DOWNER & CO

TRUSTED SINCE 1988

14 Inkpen Road  
Kintbury RG17 9TX

£330,000





# Spacious Three Bedroom Home

## Features.

- NO ONWARD CHAIN
- Three bedrooms
- Built-in appliances: dishwasher, washer/dryer and fridge/freezer
- Village centre
- Walk to local school, mainline rail station, shops
- Well presented
- Potential to extend stpp
- Larger than average plot
- Easy access to Newbury and Hungerford
- Allocated parking



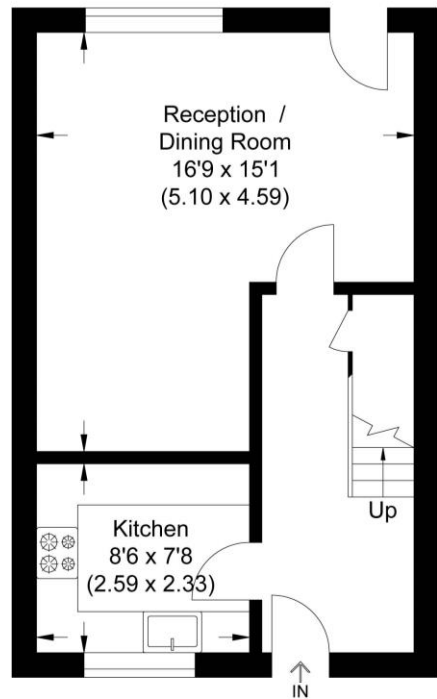


**Description.**

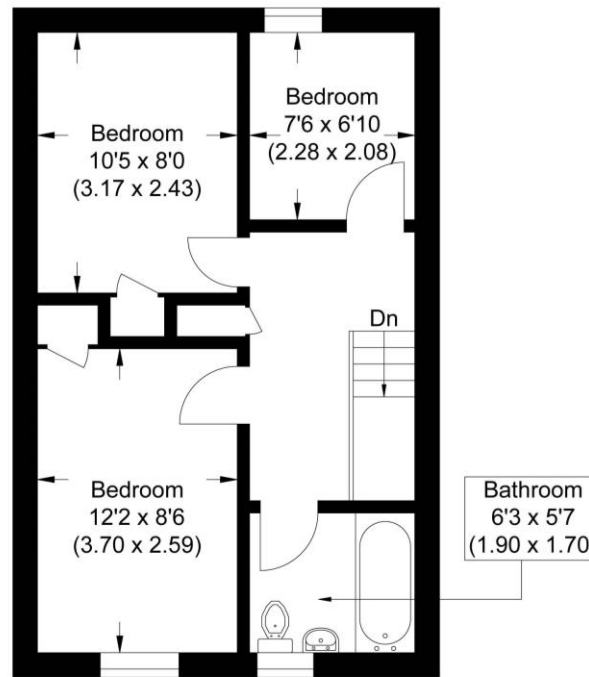
NO ONWARD CHAIN. Located within the pretty village of Kintbury and within an easy walk of the local school, rail station and local shops is this well presented, spacious three bedroom home. The property benefits from a larger than average plot allowing the new owner to extend to the side subject to the usual permissions or create additional parking.

The accommodation consists of entrance hall, smart kitchen with built-in dishwasher, washer/drier and fridge/freezer, open plan living/dining room, master bedroom with built-in wardrobes, second double bedroom with built-in wardrobes, third bedroom and family bathroom. Benefits include allocated parking for two vehicles to the rear, a good sized enclosed rear garden with space to the side of the house, electric underfloor heating and radiators to the ground floor, electric radiators to the first floor, and upvc double glazing.

Approximate Gross Internal Area  
69.31 sq m / 746.04 sq ft



Ground Floor



First Floor

**Location.**

Kintbury is approximately nine miles from the A34/M4 junction and eight miles from Newbury with the fast mainline rail service to London Paddington. There is also a local rail station in Kintbury within walking distance with regular trains to Newbury, Reading, Paddington and the West Country. Kintbury centre is an easy walk where you will find local pubs, butcher, hairdresser, village shop/post office, doctors surgery, primary school and church. There are wonderful countryside walks on the doorstep along the canal and river, and Hungerford is just over three miles away.

Illustration for identification purposes only, measurements are approximate, not to scale.





EPC: D

COUNCIL TAX BAND: D

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

#### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

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