



DOWNER & CO

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9 The Pellows
Kingsclere RG20 5AB

£339,950



Immaculate Two Double Bedroom, Two Bathroom Semi-Detached House

Features.

- Village location
- Semi-detached
- Two double bedrooms, both with en-suite
- Living/dining room with french doors to the rear garden
- Refitted kitchen with all integrated appliances
- Private rear garden
- Driveway parking
- Quiet cul-de-sac
- Walk to shops
- Maintenance charge: Approx. £600 p.a. for maintaining the private road, lights, cutting the grass etc.



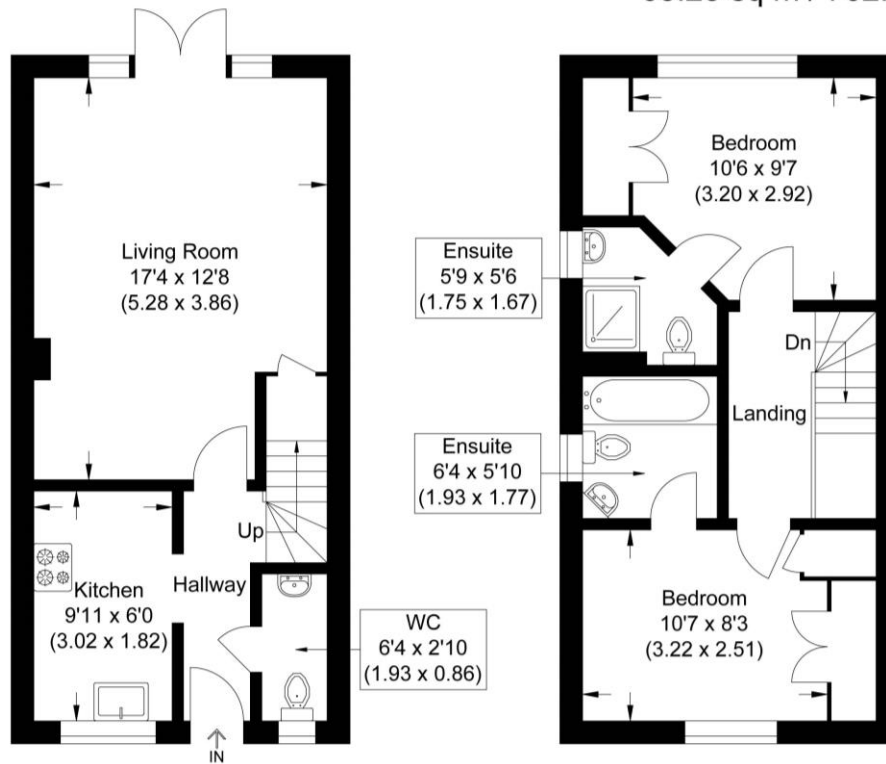


Description.

Immaculately presented, two double bedroom, two bathroom, semi-detached house, situated in this sought after village to the south of Newbury. Ideally positioned in a quiet cul-de-sac within walking distance of all the local amenities and surrounded by open countryside.

The accommodation comprises entrance hall, cloakroom, living/dining room with french doors opening to the beautifully manicured south facing rear garden, refitted kitchen with all integrated appliances, master bedroom with built-in double wardrobe and en-suite shower room, further double bedroom with en-suite bathroom. Benefits also include driveway parking and recently replaced gas boiler with gas central heating. Viewings highly recommended.

Approximate Gross Internal Area
65.23 sq m / 702.12 sq ft



Ground Floor

First Floor

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

Location.

Kingsclere is a beautiful village ideally located for both Newbury and Basingstoke being approx. seven miles in either direction. The village offers an array of very good local amenities including local stores, doctor/dental surgeries, several pubs, primary school, hairdressing salon together with many sports facilities and is surrounded by stunning rolling countryside including nearby Watership Down.



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.

EPC: C

COUNCIL TAX BAND: C

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

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