





## Kingsley Close, Shaw, Newbury, RG14 2EB

£375,000

 3  1  2

- No onward chain
- Three bedrooms
- Corner plot
- Potential to extend STPP
- Just to the north of Newbury
- Spacious and light throughout
- Kitchen/dining room
- Good sized garden
- Driveway parking
- Potential to update and improve



NO ONWARD CHAIN. Three bedroom semi detached home on a sizable corner plot located just to the north of Newbury town centre. It is a short walk to the local school and shop, and the town centre is just over a mile away. The property could be extended subject to planning permission and offers the potential to update and improve. The light and spacious accommodation consists of entrance hall, living room, kitchen/dining room, utility, master bedroom, further double bedroom, third bedroom and family bathroom. Benefits include upvc double glazing, gas-fired central heating, and driveway parking.

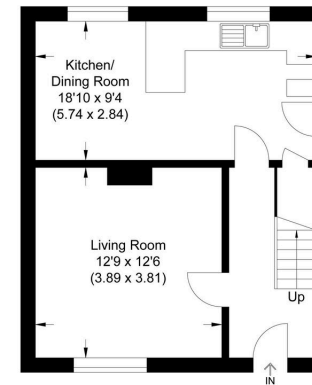




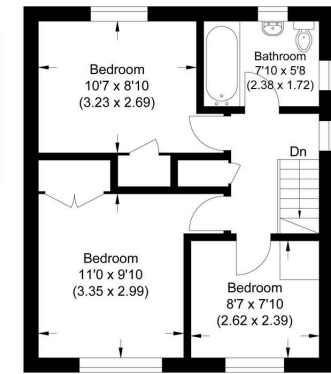




Approximate Gross Internal Area  
84.10 sq m / 905.24 sq ft



Ground Floor



First Floor

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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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DOWNER & CO Estate Agents, 44 Cheap Street Newbury, Berkshire RG14 5BX