



FREEHOLD GUIDE PRICE
£435,000
70 Swan Street
Newbury, RG20 5PL



A charming refurbished end terraced cottage located in this delightful rural village offered with no onward chain.

- No onward chain
- Highly favoured village
- Newly fitted kitchen
- Open plan kitchen/dining room
- Living room with fireplace
- Exposed brickwork features
- Modern family bathroom and en-suite
- Utility room
- Outside office/studio
- Private garden



LOCATION

Kingsclere is situated approximately 7 miles from Newbury and the same distance from Basingstoke along the A339. Kingsclere is a very popular village which benefits from a convenience store, public houses, chemist and hairdresser as well as a post office and excellent access to open countryside. Further comprehensive facilities are available at Newbury and Basingstoke which both have stations on a direct line to London. Road links are also good with the A339 giving access to the M4 motorway via Newbury and the M3 via Basingstoke.

DESCRIPTION

This beautifully refurbished end terraced cottage offers substantial family accommodation over two floors. The ground floor comprises an entrance hall, cloakroom, living room with fireplace and exposed brickwork feature and a beautifully fitted kitchen/dining area. The first floor comprises three double bedrooms with en-suite to the master and a modern family bathroom. Further benefits include an integral garage.





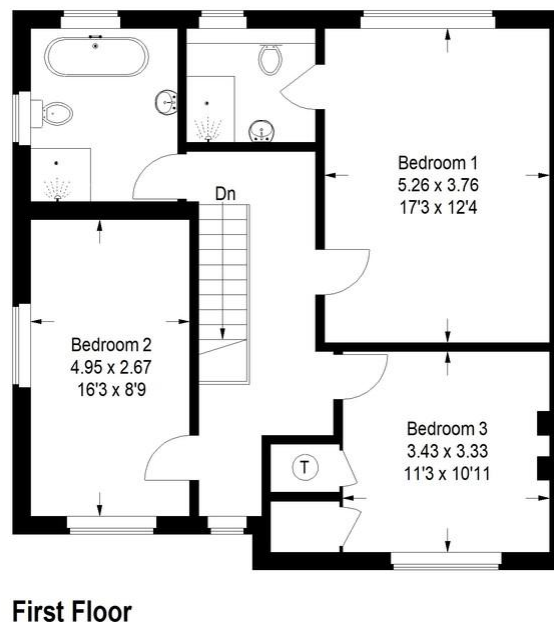
OUTSIDE

Immediately to the rear of the property there is a paved patio area with the remainder of the garden being laid to lawn enclosed by panel fencing. The property also benefits from a utility room, separate studio/office with light and power and access to a small stream via the back garden gate.

SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating D.





70 Swan Street

Approximate Gross Internal Area
(Excluding Garage)
141.2 sq m / 1520 sq ft



DIRECTIONS

From Newbury town centre proceed south on the A339 dual carriage way out of the town and continue until reaching The Swan roundabout turn left and continue along this road which will lead you directly to Kingsclere. As you approach the village turn right at the mini roundabout and follow the road into the village centre, turn right into Swan Street and proceed past the village shops and Bell and Dragon Pub where property will be found on the right hand side.



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