



2 Morland Close West Ilsley Newbury Berkshire RG20 7AN

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Price Guide £285,000 Freehold

A well presented two bedroom semi detached bungalow located in a row of similar properties within the sought after village of West Ilsley with its popular pub The Harrow, the pretty All Saints church and cricket pitch all surrounded by magnificent West Berkshire rolling countryside. It is about 10 miles north of Newbury, about 1¼ miles off the A34 between the M4 and Oxford. It is particularly well suited for those who want to live in a village environment but need access to surrounding towns or into London. The Ilsleys Primary School is closeby and within the catchment of the popular Downs Secondary School.

Accommodation comprises Entrance Hall, Sitting Room, Kitchen, Utility Room, Two Bedrooms and Shower Room. The property benefits from an Air Source System providing hot water and radiator central heating, double glazing. Outside there is a long driveway to park several vehicles. Lawned open plan front Garden and an Enclosed private lawned rear Garden enjoying unspoilt views.

Offered with No Ongoing Chain

Directions: From leaving the A34 in a northbound direction turn left signposted to West Ilsley. Continue until approaching the village then onto Main Street. After a short distance Morland Close will be found on the right hand side.

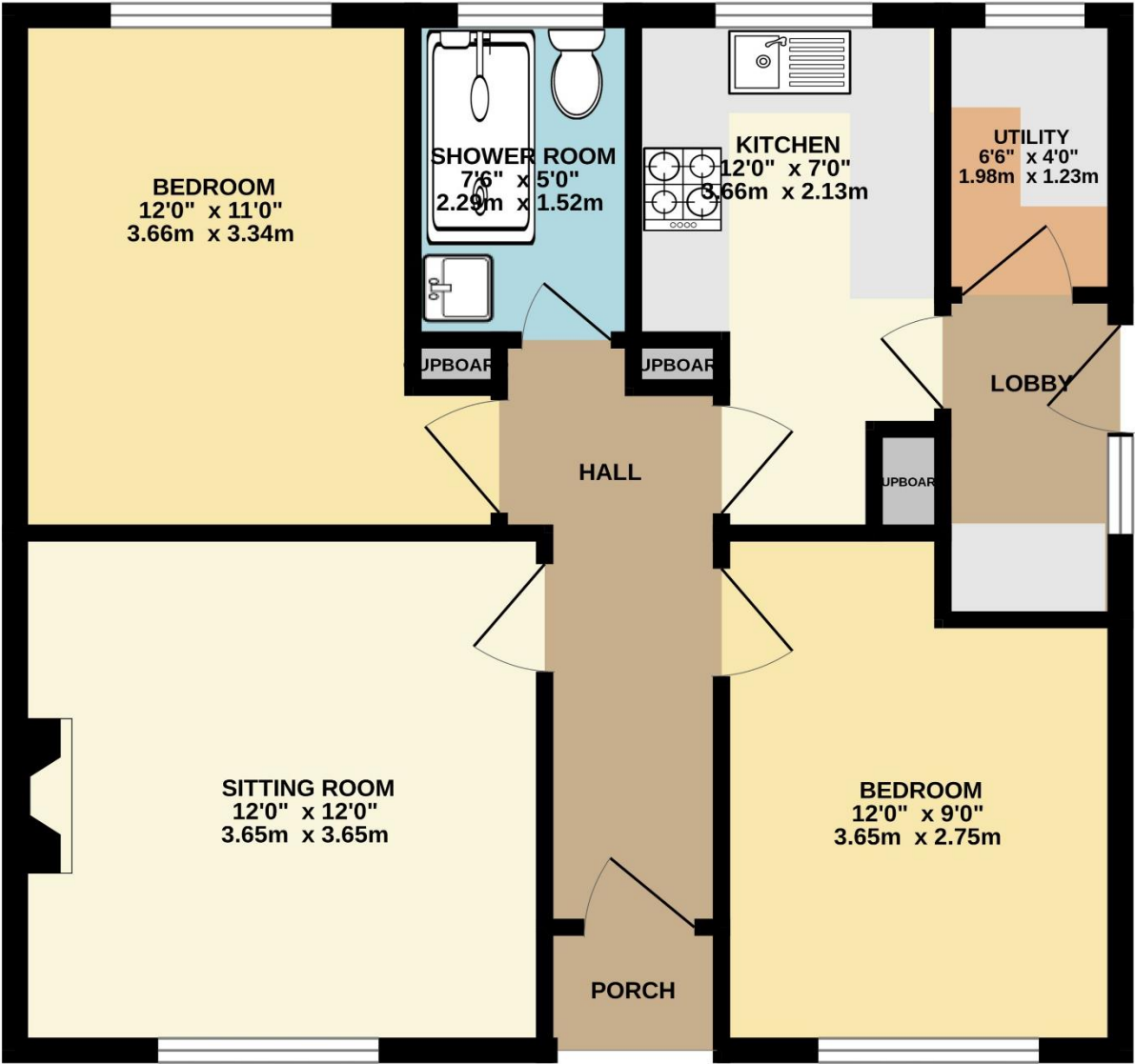


Council Tax Band: C £1908.52 pa
Nearest Bus stop: Church Street 0.1 km
Nearest Train station: Didcot 9.5 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

