



2 Giles Close Gloucester Road Newbury Berkshire RG14 5JL

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Price Guide £200,000 Freehold

A rare opportunity to find this compact semi detached bungalow located on the doorstep of Newbury town centre. Located within a small close of similar properties. Benefitting from its own small, enclosed west and south facing lawned Garden.

The property is in need of some redecoration.

The property comprises Porch, Entrance Hall, Living Room, Kitchen, Double Bedroom, Shower Room, UPVC double glazed windows and gas radiator central heating system. On Street Parking along Gloucester Road. Communal Gardens and Outside Drying Area. A few minutes walk of the town centre and the picturesque canal path along the Kennet and Avon Canal.

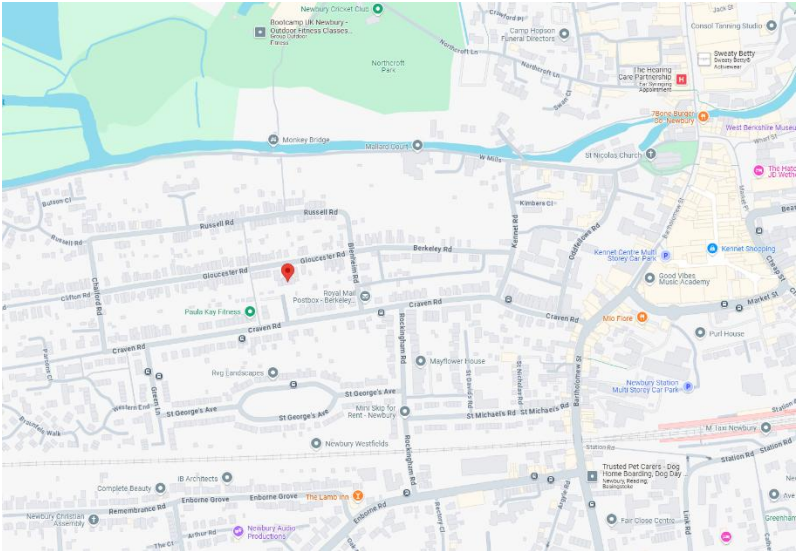
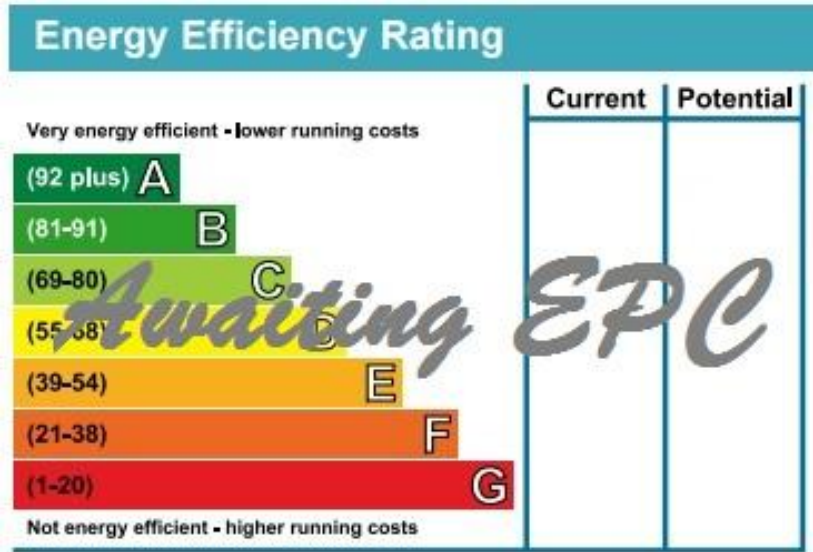
Offered with No Ongoing Chain and an Internal viewing is highly recommended

Service Charge for the Communal Areas of £181.57 p.a

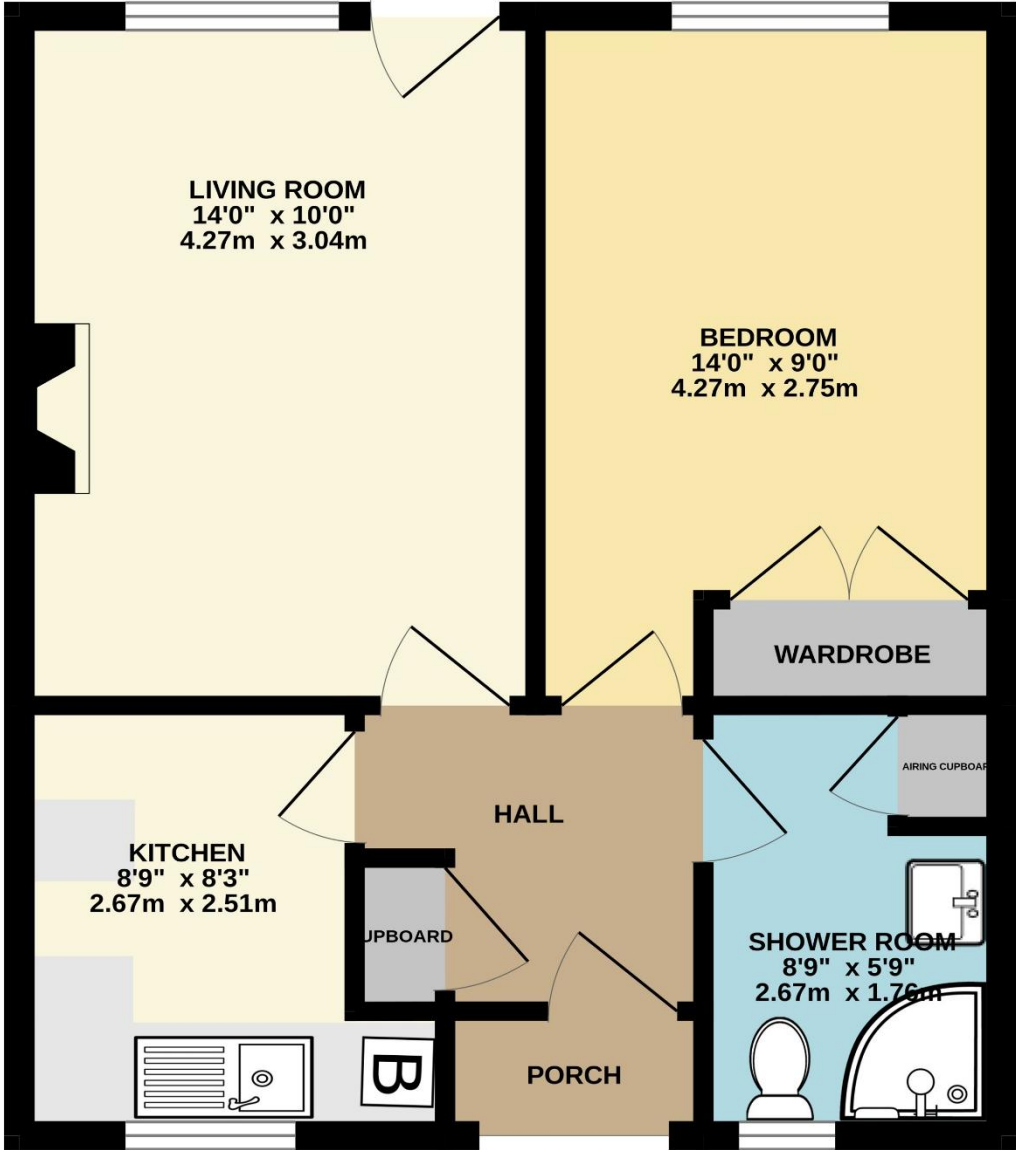
Directions From Newbury town centre proceed out of town on Bartholomew Street. Turn right into Craven Road. Take the third turning right into Blenheim Road. At the crossroads turn left into Gloucester Road and Giles Close will be found a short distance on the left.



Council Tax Band: B £1886.67 pa
Nearest Bus stop: Craven Road 0.1 km
Nearest Train station Newbury 0.7 km



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 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

