



33 Roundfield, Upper Bucklebury RG7 6RA
Price: £375,000

Features.

-  1
-  3
-  1

NO ONWARD CHAIN

Description. Three bedroom semi-detached house, positioned on a large corner plot in the heart of this very sought-after village and within minutes of Bucklebury Common and beautiful countryside walks, the local shop, primary school and public house. The property is in need of updating and could be extended or have a garage added (subject to planning permission).

The accommodation comprises entrance hall, kitchen with pantry, large dual aspect living/dining room, two dual aspect bedrooms, further bedroom and shower room. Benefits also include a patio area, ample driveway parking and oil-fired central heating.



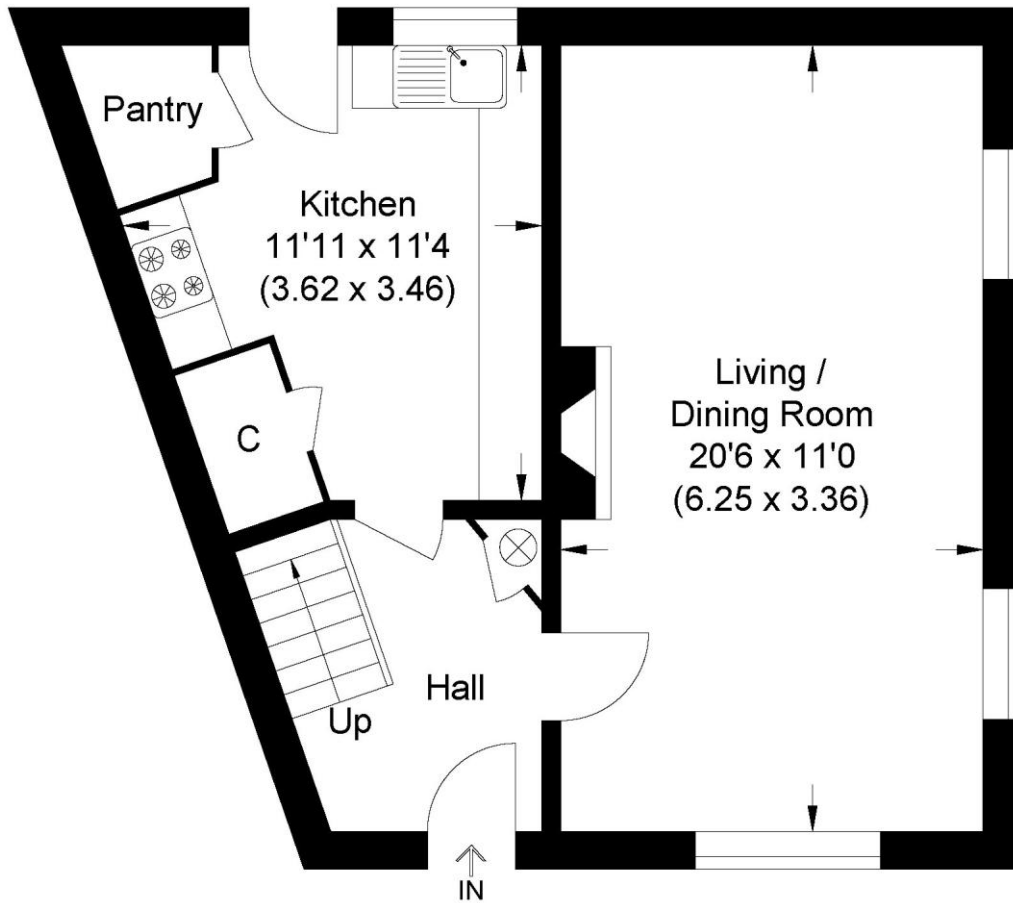
Location.

Upper Bucklebury lies approximately six miles to the north east of Newbury and is surrounded by stunning countryside. There is easy access to Reading, Thatcham and Newbury.

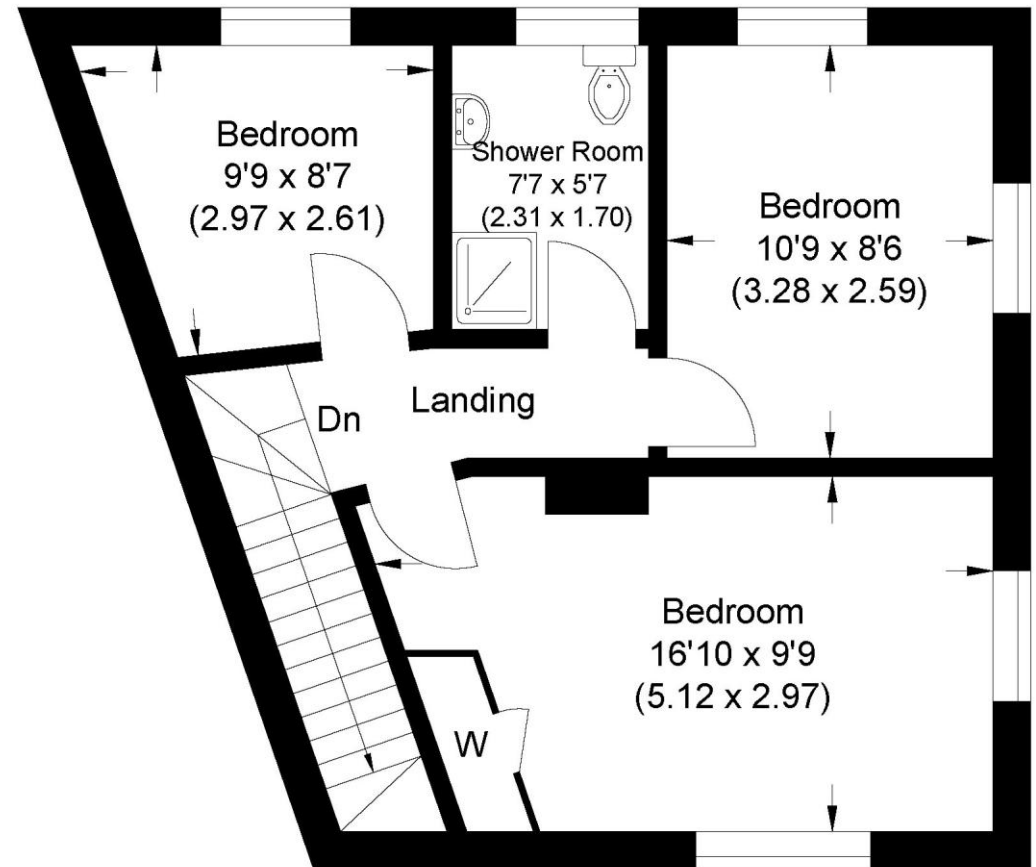
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area
76.50 sq m / 823.43 sq ft



Ground Floor




First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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: D

COUNCIL TAX BAND: C
2026/2027: £2,177.01

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk