



22 Heathlands Penwood Highclere Newbury RG20 9HA

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Price Guide £310,000 Freehold

This beautifully presented three-bedroom terraced home offers bright and generous accommodation arranged over two floors, backing onto picturesque woodland in a village location south of Newbury. The ground floor features a welcoming entrance hall leading to a dual-aspect lounge/dining room, which leads onto the south-facing garden. Newly fitted kitchen and a downstairs cloakroom. On the first floor, there are three well-proportioned bedrooms and a newly fitted family bathroom. The property has had new flooring and carpets fitted throughout. Solar panels servicing newly fitted electric radiator heating. Walking distance from Woolton Hill Primary School.

Outside, there is a meticulously maintained garden, the rear garden is another of this property's many selling points being well stocked with lawn and patio area. Brick-built Storage Shed. The front garden is again well tended with numerous flower and shrub borders.

The property is tucked away in a quiet cul-de-sac, with communal parking to the front and the option to rent a garage in a separate block.

No Ongoing Chain and Viewing Highly Recommended



Directions: Leave Newbury on the A343 Andover Road through Wash Common and Wash Water. Proceed over the roundabout and under the A34 bridge. Then take the first left leading onto Fox's Lane and Heathlands will be found on the right. The property will then be found just in front of you.

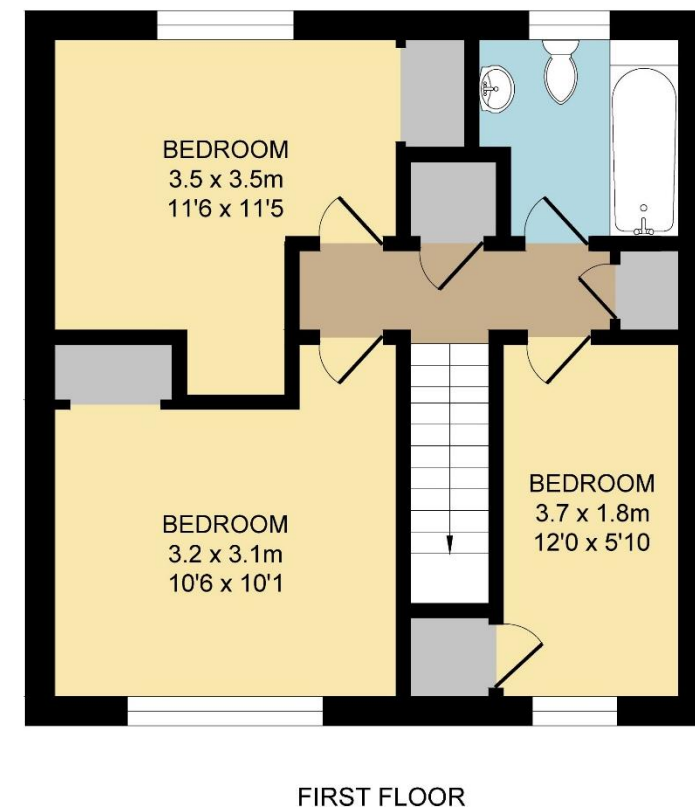
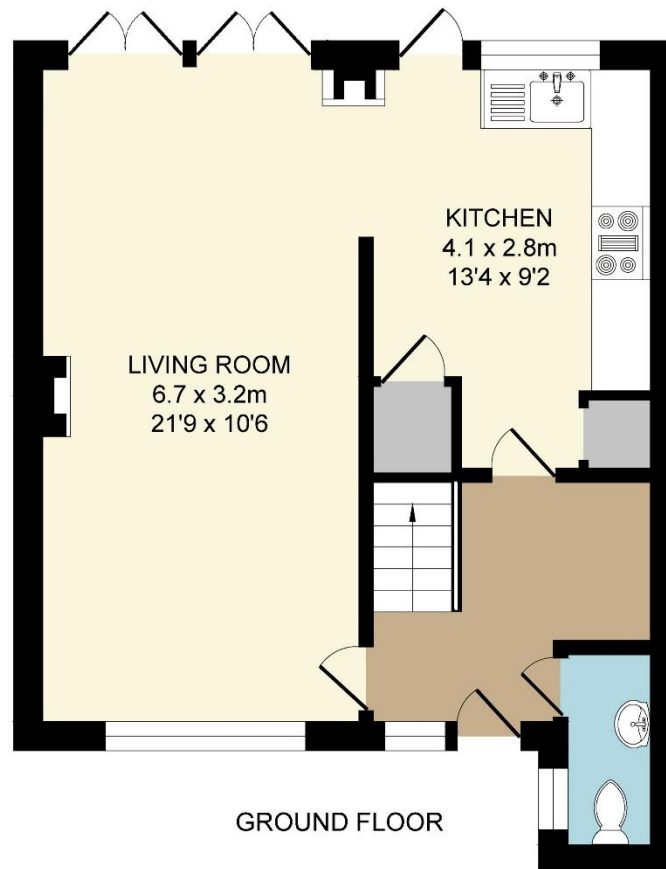
Council Tax Band: C £1919.93 pa
Nearest Bus stop: Fox's Lane 0.1 m
Nearest Train station: Newbury 6.2m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 83.0 SQ.M. (893 SQ.FT.)

All 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.

Not to scale. www.halletts-estateagents.co.uk



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

