



DOWNER & CO

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34 Kiln Drive, Curridge RG18 9EG
Price: £435,000

Features.



NO ONWARD CHAIN

Description.

Tucked away in a small development and backing onto fields is a smart two double bedroom home with potential to extend subject to the usual permissions. The property has been well maintained by the current owner and is ready to move into. Locally there is a pub, miles of footpaths, shop/petrol station and a little further away in Hermitage a couple more pubs, school, garden centre and church. The A34 is within easy reach, as is Newbury and the M4.

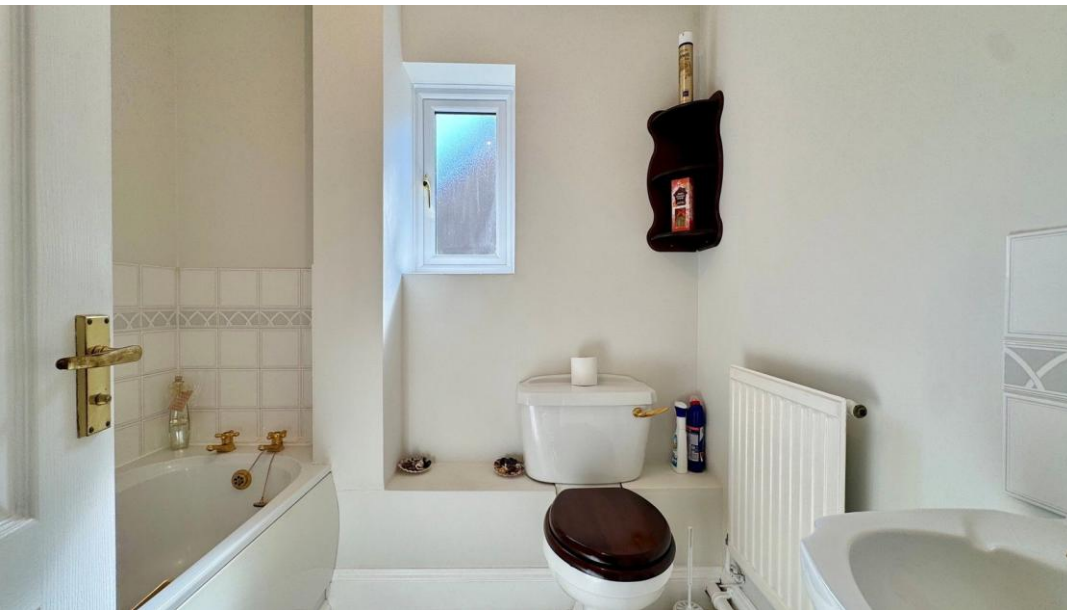
The accommodation consists of entrance hall, kitchen, cloakroom, open plan living/dining room, master bedroom with en-suite shower room, further double bedroom and family bathroom. Outside, the rear garden faces south and backs onto a field. There is parking to the front for two vehicles as well as a garage. Benefits include upvc double glazing and gas fired central heating.

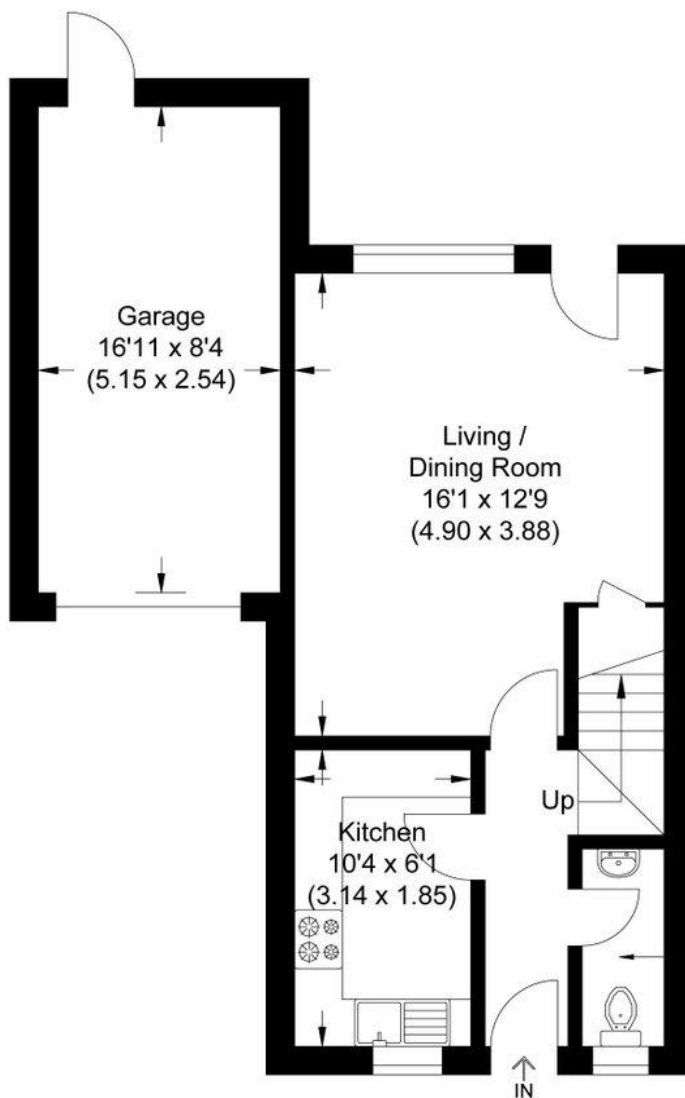


Location.

The property is positioned in the village of Curridge, just four miles north of Newbury on the B4009. There are excellent links with J13 of the M4 only a five minute drive away.

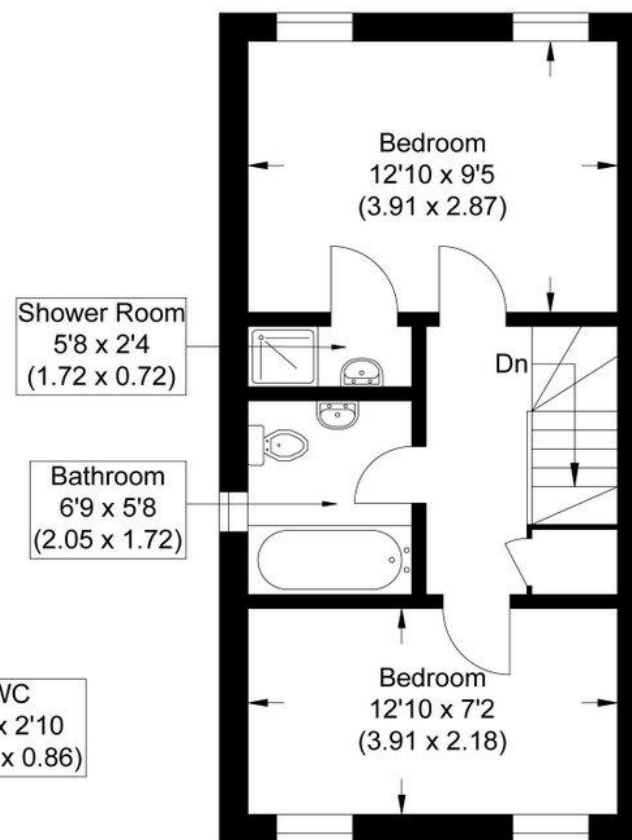
The market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange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





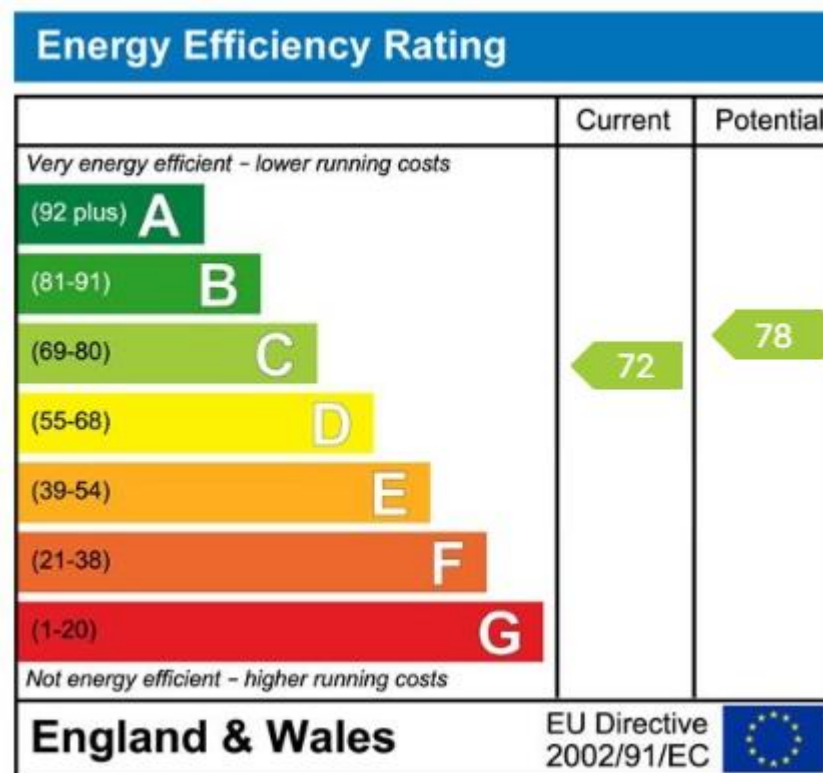
Ground Floor

Approximate Gross Internal Area
63.55 sq m / 684.04 sq ft
(Excludes Garage)
Garage Area 13.08 sq m / 140.79 sq ft



First Floor

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



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: C

COUNCIL TAX BAND: D
2026/2027: £2,445.27.

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.

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