



10 Limetree Court,
Templeton Road, Kintbury, Berkshire, RG17 9AE



A lovely two bedroom cottage set in a peaceful spot within the Inglewood development being sold with no onward chain.

114 High Street, Hungerford, Berkshire RG17 0LU

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Entrance hall | Downstairs cloakroom | Large open plan kitchen/dining/ living space with doors onto the patio

Master bedroom with fitted wardrobes and en-suite shower room | Double bedroom | Bathroom | Lease of 106 years

Price £725,000

SITUATION

The Inglewood development is situated within a mile from the picturesque village of Kintbury with plenty of open countryside nearby. Village facilities include doctors' surgery, public houses, post office/corner shop, antique shop and sports club. Kintbury has a railway station with direct trains to London (Paddington). Newbury is about 6 miles away, Hungerford 3 miles and the M4 is easily accessed at Junction 13 (eastbound) and Junction 14 (westbound) both about 6 miles distant.

DESCRIPTION

Accommodation comprises entrance hall with downstairs cloakroom, large kitchen/living/dining area with doors onto the patio providing a lovely view over the grounds and a large storage cupboard. The kitchen has integrated Siematic appliances.

Upstairs there is a master bedroom with fitted wardrobes and en-suite shower room, double bedroom and family bathroom. The property has a lease of 116 years from 2016.

The property is being sold with no onward chain and viewing is strongly recommended.

FEES:

Monthly management fee £1,160.97

Annual ground rent £500

Bistro credit: £85.76

Council Tax Band: F West Berkshire

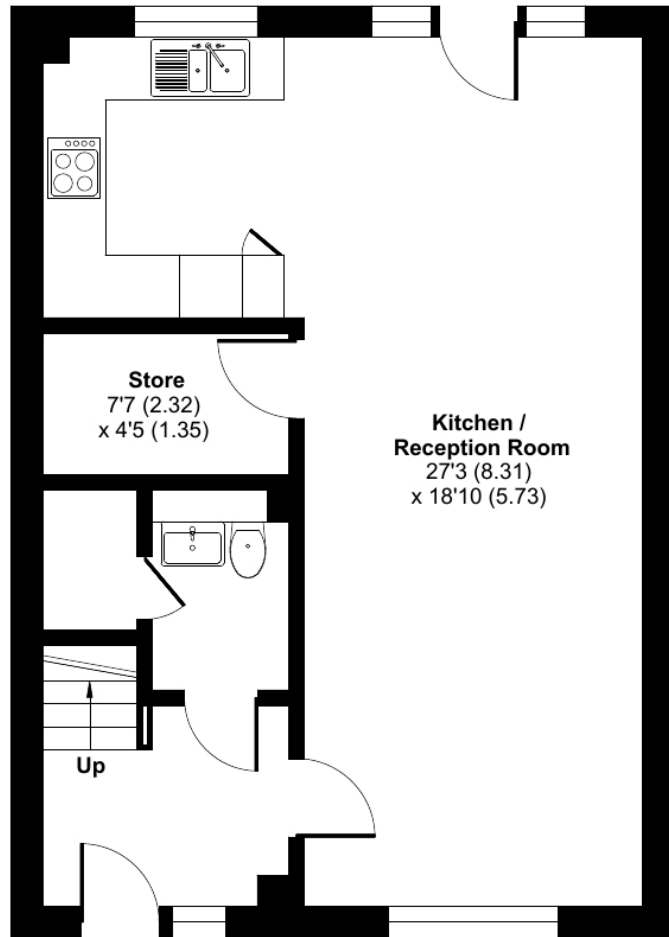
A deferred management charge applies to this property, please ask the sales team for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

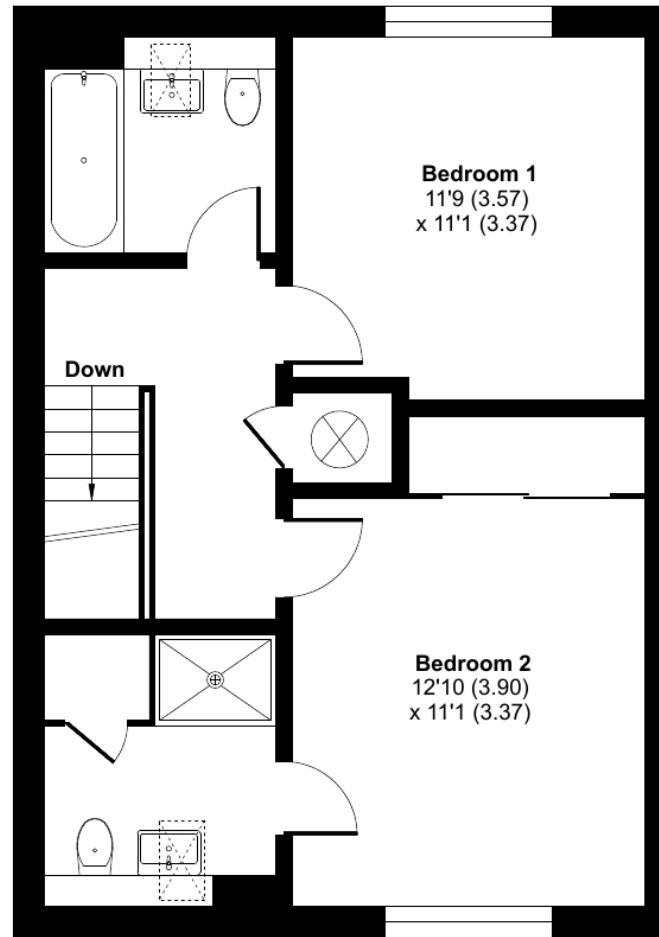
Templeton Road, Kintbury, Hungerford, RG17

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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