



2 Harold Road

Kintbury, Hungerford, Berkshire, RG17 9UZ





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Guide £450,000

An older style semi detached property occupying a generous corner plot within an established residential area.

Description

The accommodation includes good hall space from which the stairs lead and a useful downstairs cloakroom. There are two separate reception rooms, one of which has a fireplace. There is a kitchen with access into a side lobby/utility which in turn leads to the garden and one of the garages. On the first floor there is a generous landing, three bedrooms and a bathroom that includes a shower. Outside there is a wide frontage with a block paved driveway leading to two separate garages. The mature gardens are a particular feature laid to lawn with established borders, patio, garden shed and greenhouse, all enclosed by wooden fencing. NO ONWARD CHAIN.

Kintbury

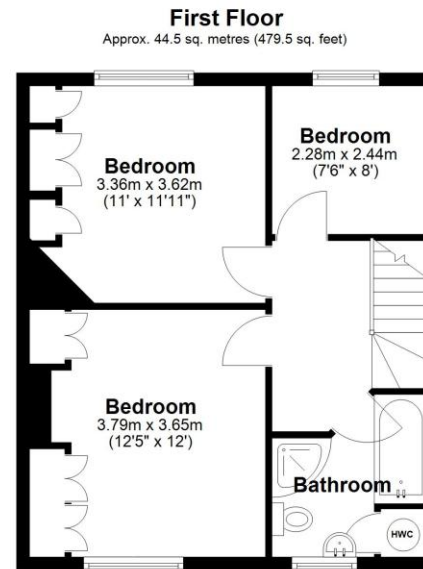
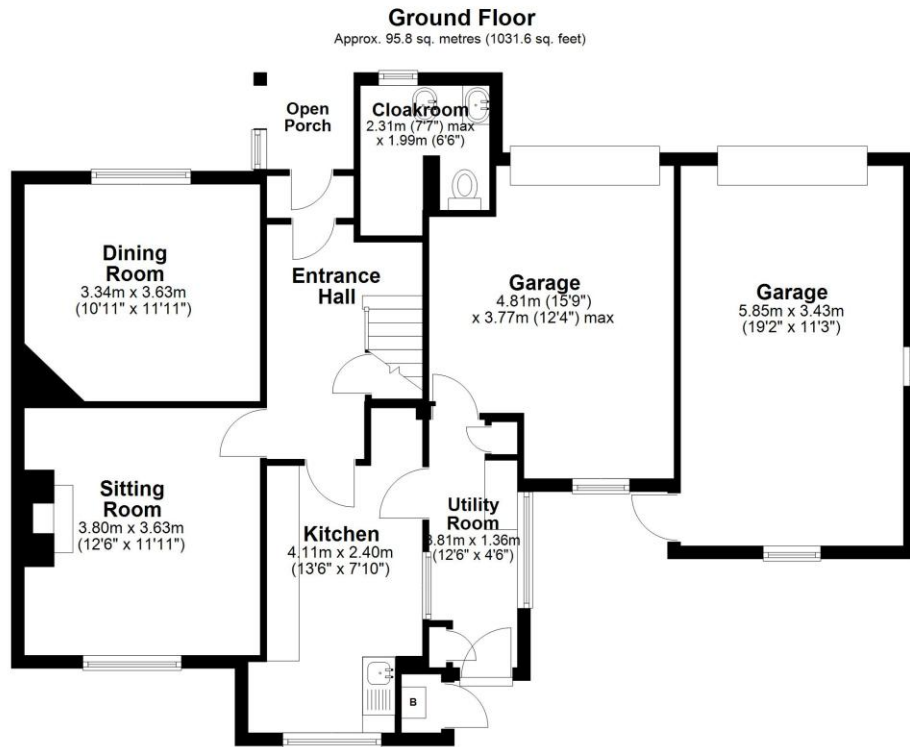
Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

Directions

From our office, turn right onto Park Street, and follow along the Hungerford Road towards Kintbury. Turn right into Newbury Street bear right onto Holt Road and left into Harold Road and number 2 will be found on the left hand side.



- Entrance Hall
- Cloakroom
- Dining Room
- Sitting Room
- Kitchen
- Side Lobby/Utility
- Three Bedrooms
- Bathroom
- Two Garages
- Driveway
- Good Size Garden



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch
Door to:-

Enclosed Porch
Wood block flooring. Door to:-

Entrance Hall
Radiator. Understairs cupboards. Stairs to first floor.

Cloakroom
With a wash hand basin and wc. Radiator.

Dining Room
Radiator. Wall light point.

Sitting Room
Fireplace with a tiled surround. Radiator. Two wall points.

Kitchen
With a range of light oak finish wall and base units with drawers, worksurfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Radiator. Larder cupboard. Door to:-

Side Lobby/Utility
With a base unit and drawers. Tiled floor. Door to garden and garage.

Staircase gives access to landing
Radiator. Access to loft. Side window.

Bedroom 1
Built in wardrobes with louvre doors and dressing table. Radiator.

Bedroom 2
Built in wardrobes and fitted shelving. Radiator.

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Bedroom 3
Radiator.

Bathroom
A white suite comprising panelled bath, wash hand basin and wc. Separate corner shower cubicle. Chrome finish heated towel rail. Linen cupboard.

Garages
There are two individual garages, both with up and over doors, light and power.

At the front of the property is
A wide frontage with double gates giving access to a block paved driveway with borders, lawn and side access. Outside light.

At the rear of the property is
A good sized mature garden laid to grass with borders, paved area, garden shed, greenhouse and screened oil tank. The garden is enclosed by wooden fencing, with side access

Services
All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	36 F	
1-20	G		

