



DOWNER & CO

TRUSTED SINCE 1988

53 Finch Close, Tadley RG26 3YJ
Price: £375,000

Features.

-  3
-  3
-  2

Description. Offering **NO ONWARD CHAIN**, a three bedroom link detached house located in a quiet cul-de-sac within easy walking distance to local Co-Op stores and doctors surgery. Improvements have been made to the property with the garage being converted to provide extra living space.

The accommodation includes entrance hall, cloakroom, living room, kitchen/dining room, family room (formerly the garage), master bedroom with en-suite shower room, two further bedrooms and bathroom. Outside there are gardens to rear and driveway parking to front.



Location.

Finch Close is a quiet residential cul-de-sac located on the southerly edge of the Hampshire town of Tadley located between Basingstoke, Newbury and Reading. Tadley has a range of amenities including Sainsburys supermarket, various local stores, doctors & dentist surgeries, primary & junior schools and a secondary school and a selection of public houses and take-away establishments.

The stunning surrounding countryside offers great countryside walks and other outdoor pursuits including the nearby Bishopswood golf course. There is a regular bus service to the market town of Basingstoke which has a larger selection of high street shops and boutiques, recreational facilities, leisure parks, train links to London Waterloo (served by Bramley station 3.6 miles) and London Paddington (served by Aldermaston station 3.8 miles) and the M3 & M4 motorways giving easy access to London, the west country and the south coast.



Approximate Gross Internal Area
89.71 sq m / 965.63 sq ft

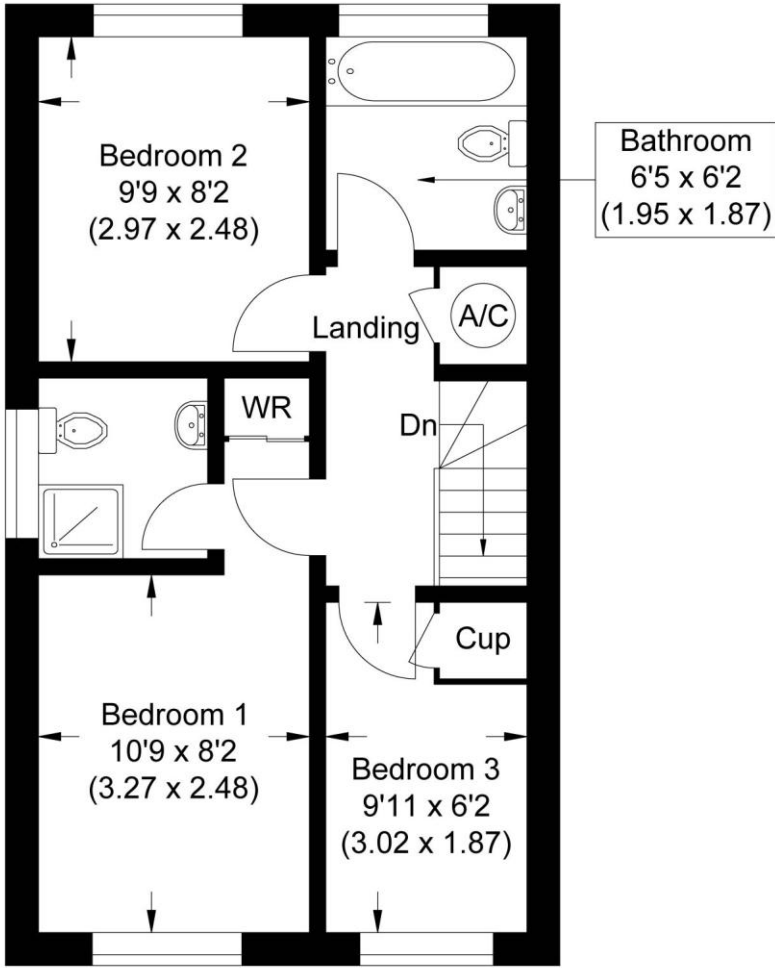
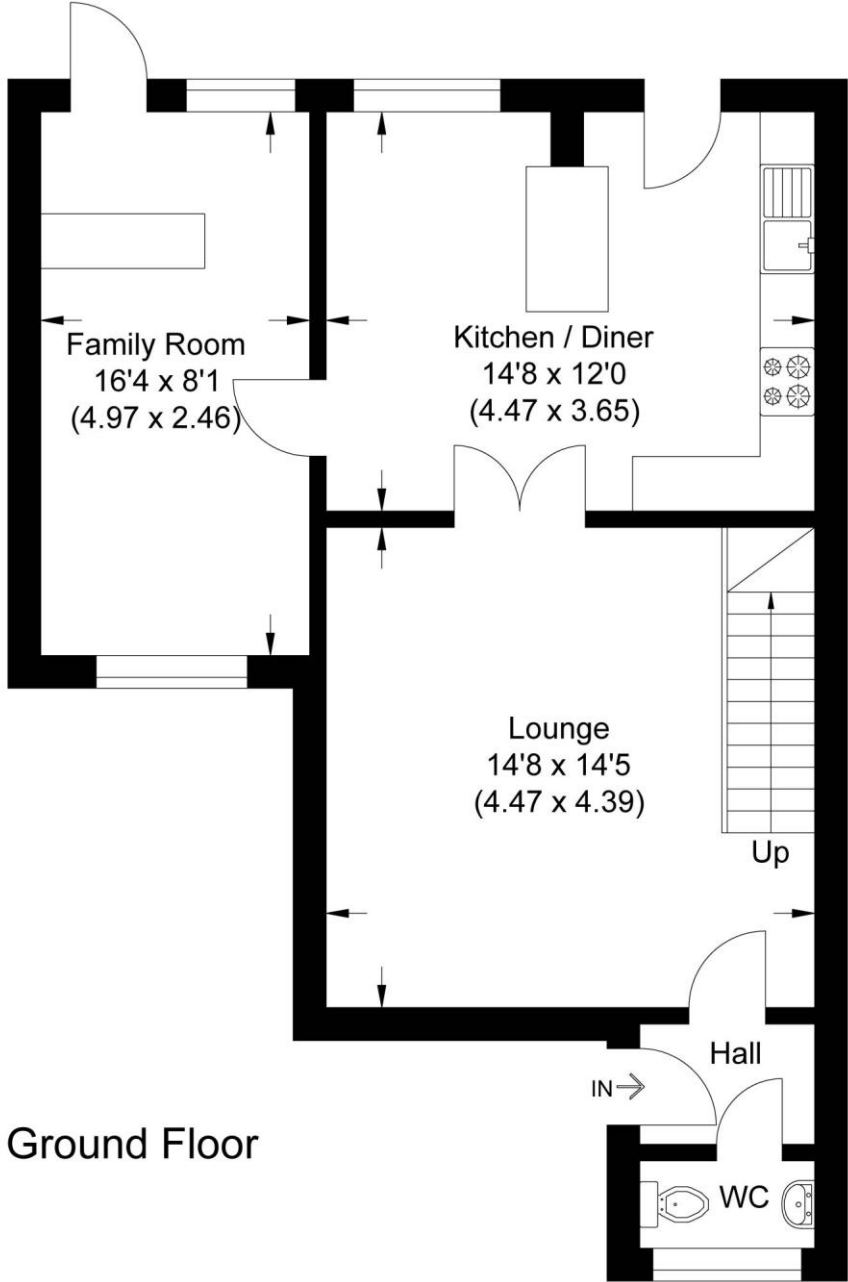


Illustration for identification purposes only, measurements are approximate, not to scale.



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	66	
(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: D
2026/2027: £2,275.64.

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