



17 Orchard Close Newbury Berkshire RG14 2HN

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Price Guide £350,000 Freehold

An older style two bedroom semi detached bungalow with great potential to improve and enlarge (subject to the usual consents) with a landscaped east facing garden. Offering well planned accommodation comprising Entrance Hall, Sitting Room with Fireplace, Kitchen, Conservatory, Two Double Bedrooms one overlooking the rear Garden, Shower/Wet Room. Outside there is parking to the front of the property. The rear Garden enjoys a east facing aspect which is also very private and not overlooked. Electric Storage Heating and UPVC Double Glazing. Located in a quiet cul de sac on the north east side of the town with bus stop closeby offering easy access to the town centre.

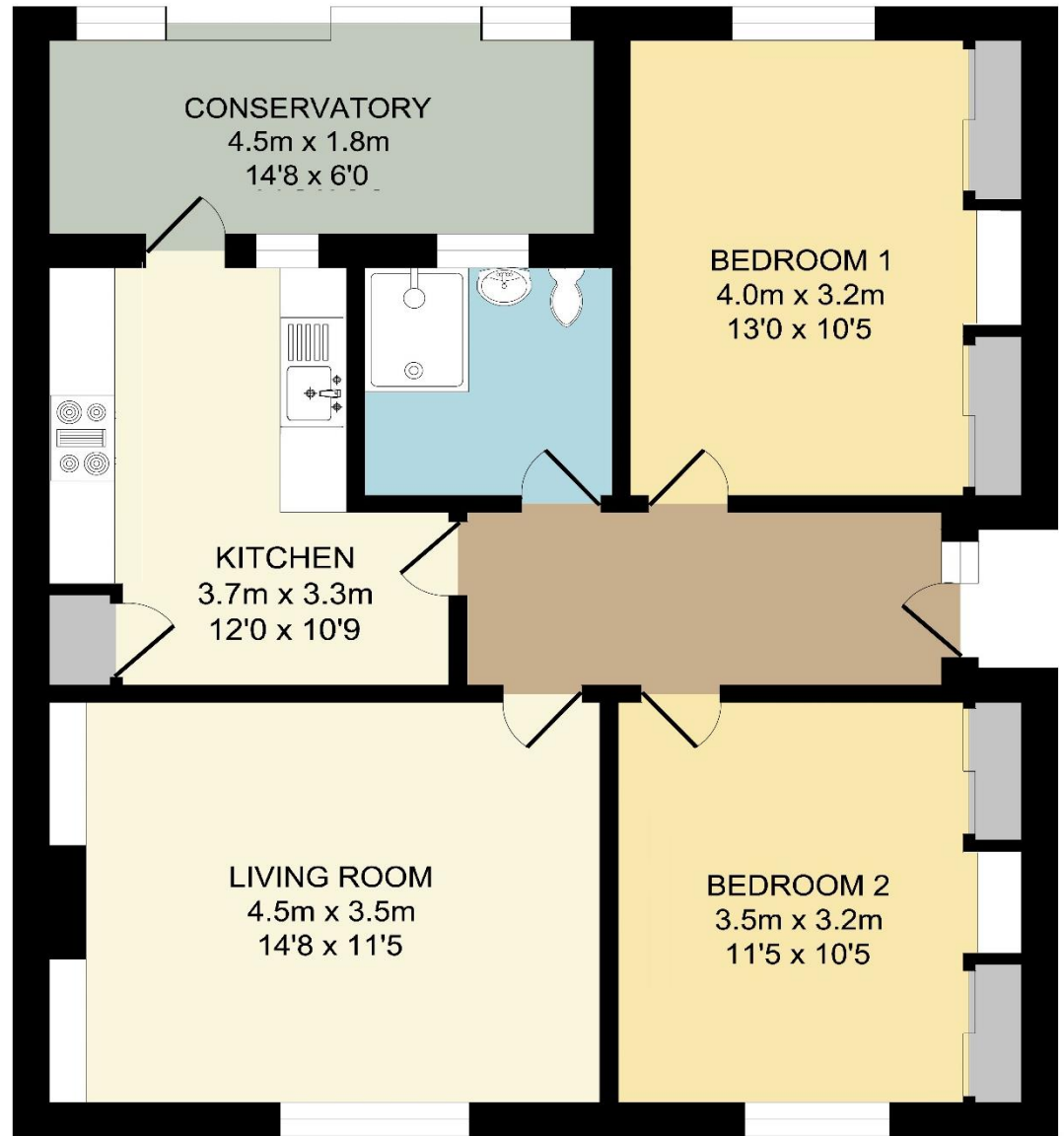
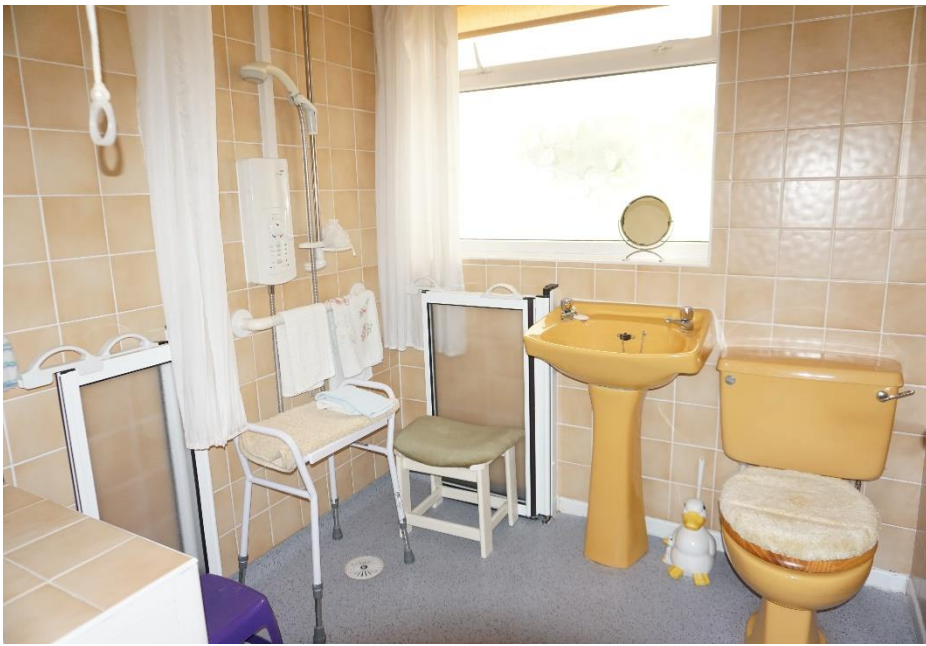


Viewings are Highly Recommended and No Ongoing Chain

Directions - From the Robin Hood roundabout turn onto the B4009 Shaw Road towards Hermitage. Proceed through two pedestrian set of lights and then immediately right at the mini roundabout into Kiln Road. Take the fourth turning on the left and Orchard Close will be found a short distance on the right. Then proceed around the left hand bend and the bungalow will be found on the right.



Council Tax Band:	C	£1835.10 pa
Nearest Bus stop:	Kiln Road	0.2 km
Nearest Train station	Newbury	1.9 km



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (775 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

