



27 High Street, Kintbury, Berkshire, RG17 9TL

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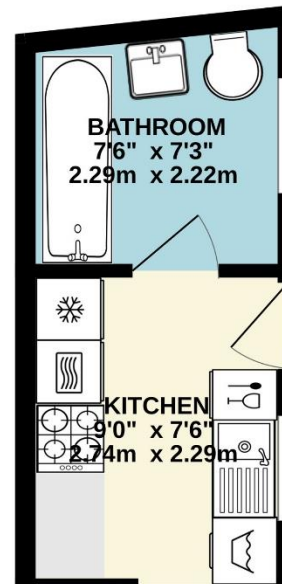
**Price Guide £315,000 Freehold**

**A pretty and characterful two bedroom terraced cottage in the heart of this sought after canal side village between Newbury and Hungerford. The property has undergone extensive modernisation including a new shaker style Kitchen, replacement Bathroom. A recently installed oil fired combi boiler central heating system, an electrical rewire, replastered and decorated throughout. The front Sitting Room boasts an open fire with a log burner. A rarity in the village is off road parking for two cars. The accommodation is well planned and comprises a Sitting Room with an open fireplace, Dining Room, Fully fitted Shaker style Kitchen, Bathroom. On the first floor there are Two good size Bedrooms. Outside there is a sunny and fully enclosed rear Garden laid mainly to lawn with a gravelled parking area for two vehicles. Timber built Garden Shed/Workshop. There is a gravel driveway immediately to the rear of the property outside of the courtyard. The village boasts two popular public houses, village stores and post office, doctors surgery, football, tennis and bowls clubs, sports centre and village hall. The cottage is just a short walk to the village church. Excellant footpaths all around the village and the Kennet & Avon canal. Railway station linking to Paddington London only a five minute walk. Directions: From Kintbury village centre proceed west along the High Street and the property will be found on the right hand side just past the popular Blue Ball public house.**



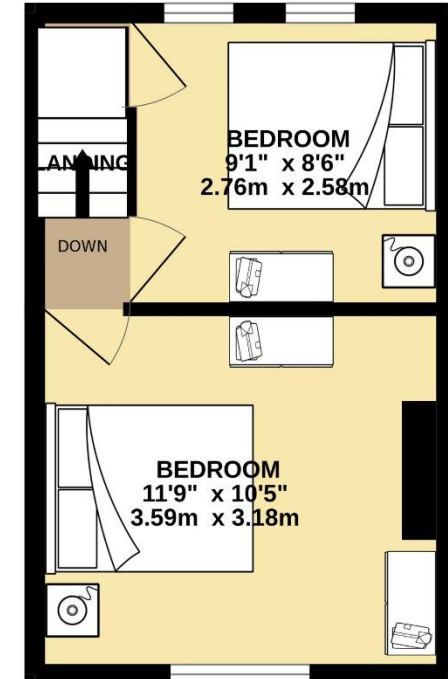
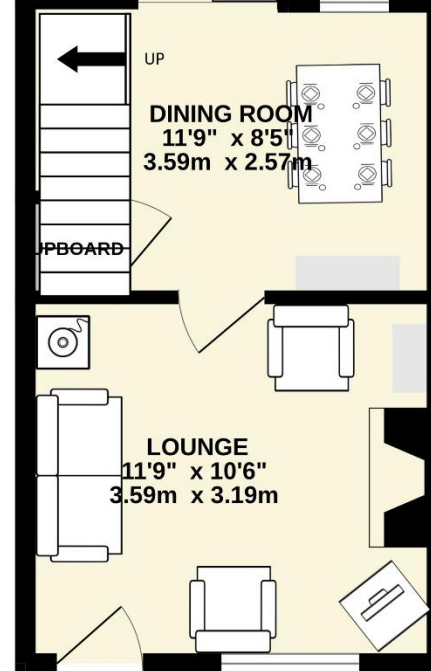


GROUND FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
219 sq.ft. (20.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax Band:** C                      **£1801.24 pa**  
**Nearest Bus stop:** Kintbury Square    **0.2 km**  
**Nearest Train station:** Kintbury            **0.6 km**

**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. Under section 21 of the Estate Agents Act 1979 we can confirm that a member of the company has a personal interest in the property.

