



Cobbetts View, Burghclere

Newbury, West Berkshire, RG20

HAMPTONS
INTERNATIONAL

Beyond your expectations

Pretty semi-detached, two bedroom house in a small development.

Hamptons International

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Entrance Hall | Kitchen | Living/Dining Room | Downstairs WC | Two Double Bedrooms | Family Bathroom | Storage Space | Single Garage | Additional Parking For 1 Car

Guide Price £360,000 Freehold

Description

Number 3 Cobbetts View is a pretty semi-detached, two bedroom house sitting in a small development built in 2011. On entering the property, leading off the hallway is a downstairs WC and cloakroom to the left and a modern kitchen to the right. At the end of the hall you will find a wonderfully light living/dining room which through french doors opens out onto a patio area - ideal for al-fresco dining. Upstairs, leading off the landing are two generous sized double bedrooms, both with fitted wardrobes for ample storage space. Also upstairs is a family bathroom next to a good sized airing cupboard, again useful for more storage.

Outside

To the front of the property there is a small front garden which is laid to lawn with flower beds, the house is set back from the road, and has a parking space for one car in front of the garage, which is located adjacent to the back garden. At the rear of the property there is a garden that is mainly laid to lawn with a patio area, acting as a suntrap which makes it ideal for sunny lunches and suppers.

Location

The property is located in a small development in the heart of the desirable village of Burghclere which has a thriving village community, hosting a number of recreational activities offering primary and secondary schools, a church, cricket ground and local pub. There is easy access to the A34, M4 and M3. The nearby town of

Newbury offers excellent shopping, its own theatre and cinema, a choice of restaurants and the Kennet and Avon canal runs through the heart of the town.

Additional Information

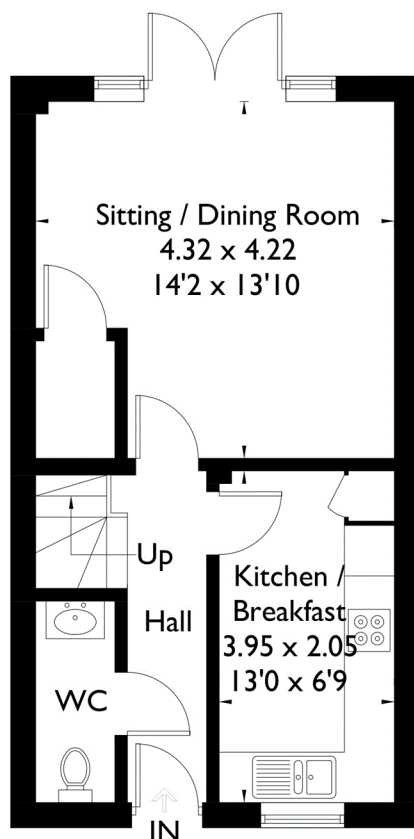
Gas fired central heating, mains water, electicity and drainage



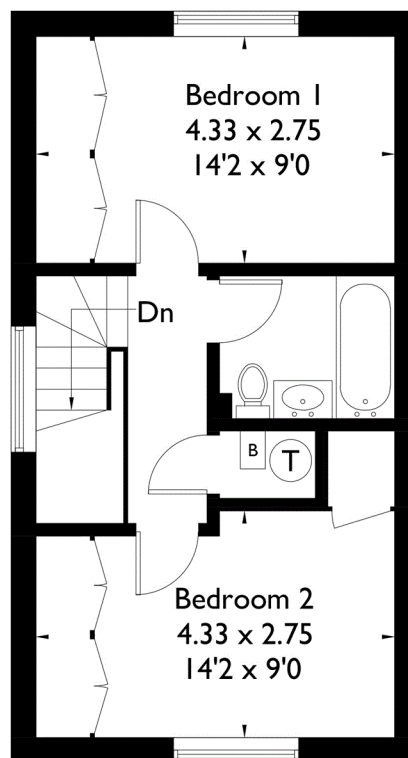
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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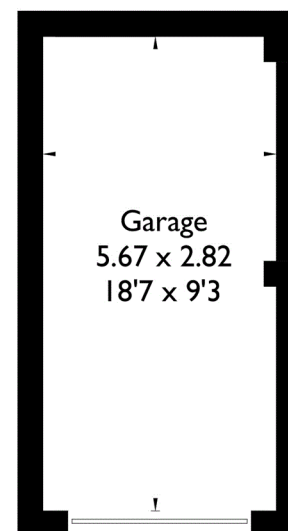
Approximate Gross Internal Area = 71.8 sq m / 773 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 87.6 sq m / 943 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 172017

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

