

# HILLIER & WILSON



Gainsborough Avenue, Kintbury, RG17 9XN

## Gainsborough Avenue, Kintbury

A beautifully presented three bedroom family home located in the sought after village of Kintbury. The property has been extended to create spacious living accommodation, whilst other benefits include underfloor heating on the ground floor, uPVC double glazing, and south facing rear garden. The ground floor comprises entrance hall, cloakroom, sitting room and open plan kitchen/dining/family area with bi-folding doors out onto the garden. Upstairs there are three double bedrooms (two of which have built-in wardrobes) and a modern family bathroom with separate shower. Externally, the property has a low maintenance rear garden with artificial turf lawn and patio seating area. To the front of the property, there is a grass area directly opposite, ideal for dog walking and kids to play. The village of Kintbury has good local amenities including a primary school, railway station, three village pubs and a variety of shops. The surrounding countryside is designated as an Area of Outstanding Natural Beauty and offers picturesque walks at all times of the year.





- THREE BEDROOM FAMILY HOME
  - BEAUTIFULLY PRESENTED
  - EXTENDED TO THE REAR
  - UNDERFLOOR HEATING ON THE GROUND FLOOR
  - LOCATED IN THE POPULAR VILLAGE OF KINTBURY
  - FIELD DIRECTLY OPPOSITE

Services:

Mains services are connected (Except gas)

EPC: Rating D

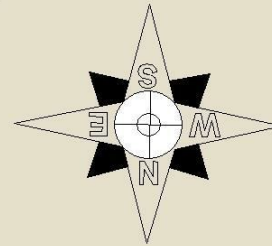
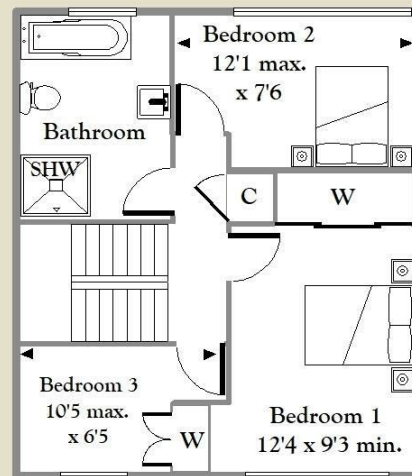
Full results can be sent on request

Council Tax:

Band C



# Gainsborough Avenue Kintbury



APPROX.GROSS INTERNAL  
FLOOR AREA: 1088 ft  
(101 sq.m)  
For identification only  
Not to scale  
Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.