

HILLIER & WILSON



Anchor Road
Kingsclere

Anchor Road Kingsclere Hampshire RG20 5NE

A beautifully presented three bedroom semi-detached family house located in the popular village of Kingsclere. The property benefits from gas central heating, uPVC double glazing, driveway parking, garage and south-easterly facing rear garden. The ground floor comprises porch, entrance hall, modern kitchen and sitting/dining room with French doors to the garden. Upstairs there are two double bedrooms, a further bedroom and an attractive, recently refitted family bathroom. Externally, there is block-paved driveway parking at the front of the house, as well as a garage in a nearby block and a fully enclosed, landscaped garden to the rear and side of the house with decked seating area, lawn and flower bed planters. Anchor Road is ideally located just a short walk from the village centre which has good local amenities including a hair-dresser's, convenience store and several pubs. There is also beautiful countryside surrounding the village, including the nearby Watership Down.

Services:
Mains services are connected.

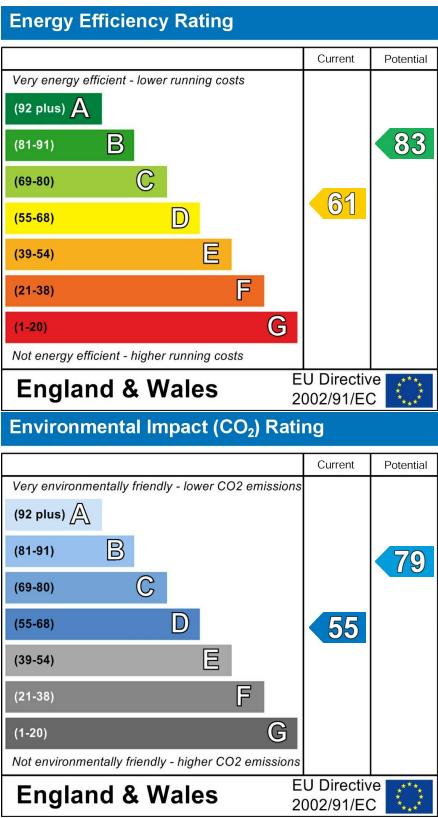
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band C

Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

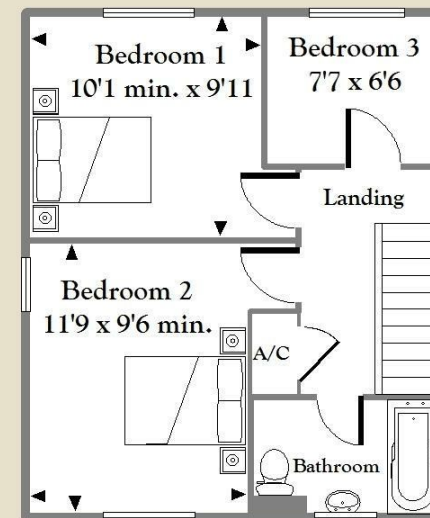
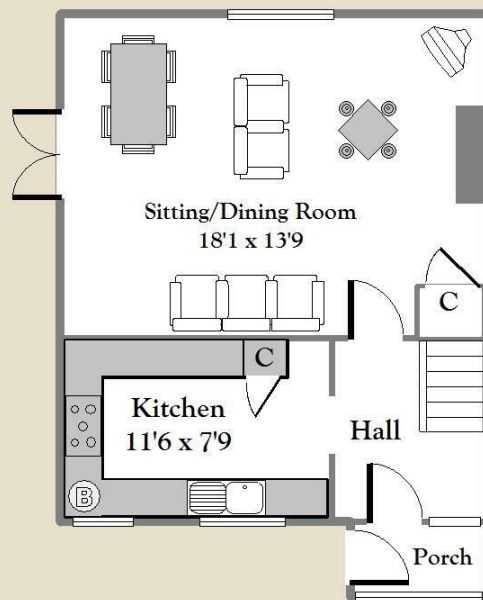
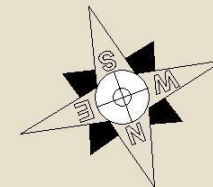
Directions

From the A339 roundabout, proceed into the village, turn right at the village church onto Swan Street and next left onto Anchor Road, then follow the road around and the property can be found on the right hand side.





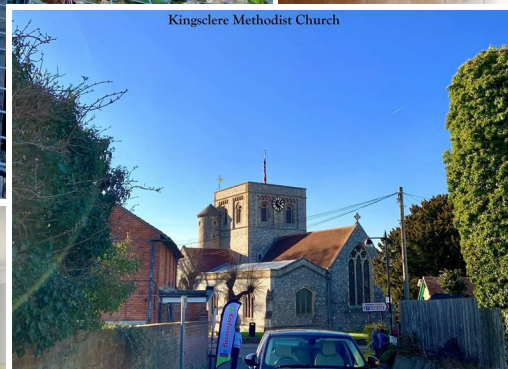
Anchor Road, Kingsclere



APPROX GROSS INTERNAL FLOOR AREA 844 sq.ft. -
For identification only - (Not to scale) - Hillier & Wilson LTD.

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.



Kingsclere Methodist Church

