

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



13 Cedar Drive, Kingsclere, Newbury, Hampshire, RG20 5TB

Offers in excess of £285,000
Freehold

SANSOME & GEORGE ** Virtual tour Available **

Welcome to this charming 3 BEDROOM house located in the ever popular Kingsclere Village. This delightful 3-bedroom property requires modernisation, making it an ideal property for buyers to put their mark on. Step inside and be greeted by an entrance hall, kitchen and a generous living room with sliding doors to the rear garden. Upstairs, you'll find three bedrooms and bathroom.

Outside, the property boasts a garden, perfect for enjoying a morning coffee or hosting summer barbecues. Plus, there's a garage (in block) providing storage space. Affordable and inviting, this home offers a wonderful opportunity to embrace village life without compromising on comfort. Don't miss out on this fantastic property – arrange a viewing today!

EPC EER - TBC

Council Tax Band - C

Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.

- 3 Bedroom home
- Popular location
- Hall, Living room
- Kitchen
- 3 Bedrooms
- Bathroom
- Garden
- Garage in block







Floor 0



Floor 1

Approximate total area⁽¹⁾
830.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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