

**SANSOME
& GEORGE**

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**6 Cottington Close, Kingsclere, Newbury, Hampshire, RG20
5NR**

**Asking Price £300,000
Freehold**

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SANSOME & GEORGE ** Virtual Tour Available **

NO ONWARD CHAIN - Nestled in Kingsclere Village, is this charming semi-detached bungalow offers a warm and inviting living space. Boasting two bedrooms, this property is perfect for those seeking a comfortable and cosy bungalow. The garden provides a tranquil retreat, ideal for outdoor relaxation. The property also features a convenient garage, perfect for parking or additional storage space. With its secluded location and welcoming ambiance, this bungalow is an ideal choice for those looking for a peaceful retreat within easy reach of local amenities. Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm of this lovely bungalow for yourself.

Local Authority – Basingstoke & Deane

Council Tax Band - A

Annual Council Tax - £1364

Purchasers note – non-standard construction, concrete A frame.

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

- 2 Bedroom Semi-detached Bungalow
- Porch
- Triple aspect living room
- Kitchen
- W.C
- Bedroom with en-suite area
- Bedroom 2
- Garden
- Garage







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 849.38 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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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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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.