

**SANSOME  
&GEORGE**

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**3 St. Mary's Road, Kingsclere, Newbury, Hampshire, RG20 5NF**

**£1,600 per month  
Unfurnished**



### 3 St. Mary's Road, Kingsclere, Newbury, Hampshire, RG20 5NF

SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in Kingsclere village, this inviting 3 Bedroom terraced house offers a delightful blend of character and modern comforts. Boasting a generous 825 sq ft of living space, this property comprises three bedrooms and a cosy reception room, perfect for relaxing or entertaining guests. This unfurnished home exudes a warm and welcoming ambiance, with ample natural light flowing throughout. The well-maintained garden provides a tranquil outdoor space to unwind and enjoy al-fresco dining. Conveniently located near local amenities and transport links, this property offers both comfort and convenience. Don't miss the opportunity to make this spacious and characterful house your new home. Contact us today to arrange a viewing and secure your slice of village living in this desirable location.

Available - Now

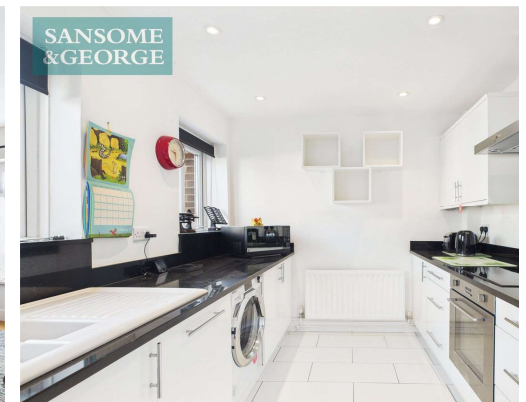
Deposit - £1,846.15

EPC EER - D

Council Tax Band - D

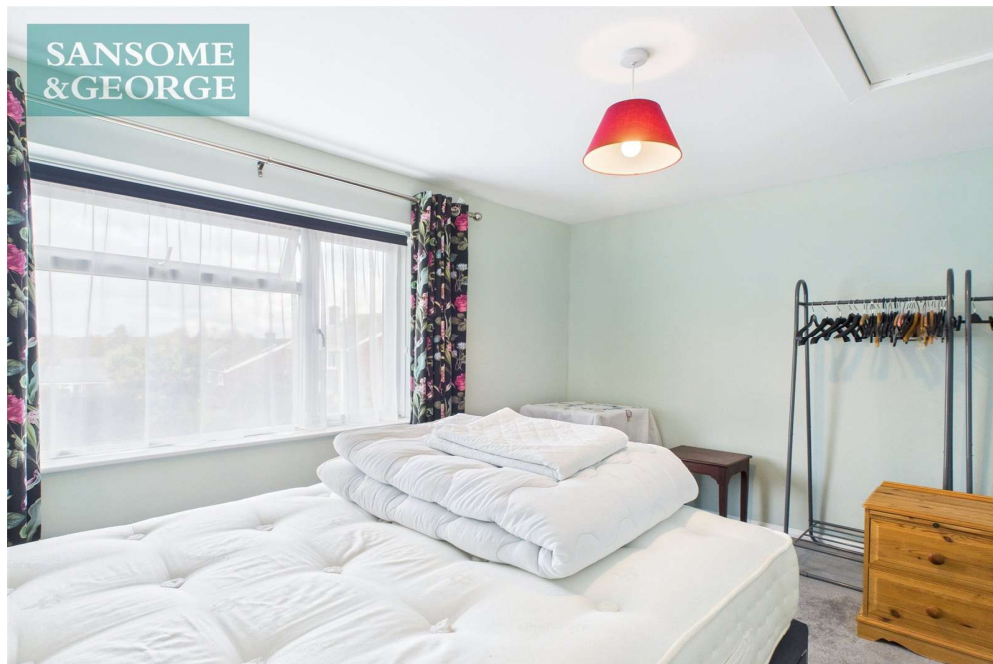
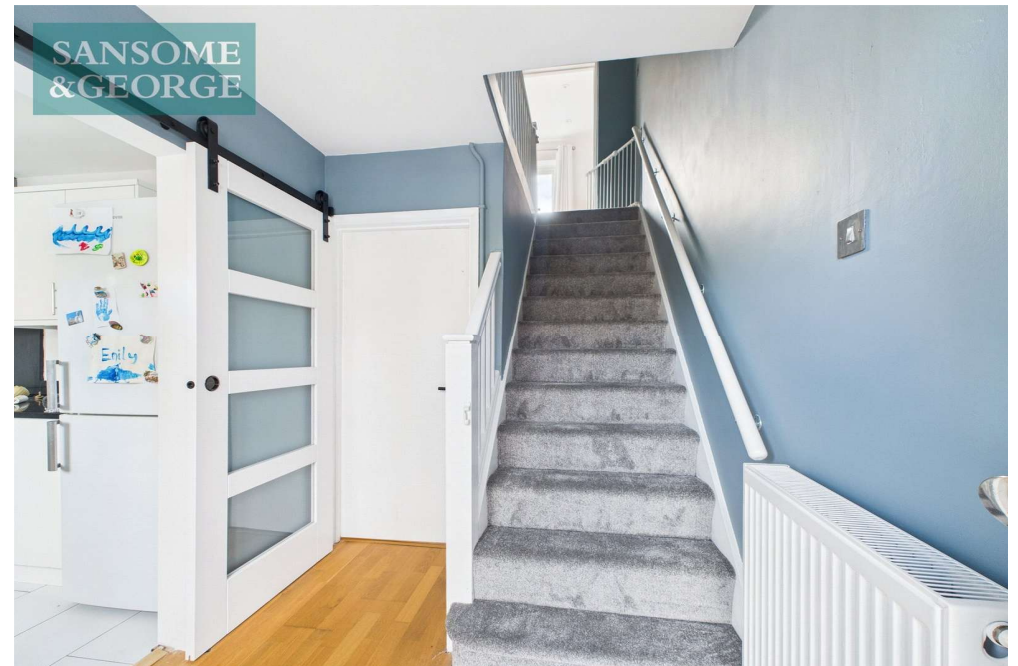
Council - Basingstoke & Deane

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



- 3 Bedroom home
- Hallway
- Kitchen
- Living room
- 3 Bedrooms
- Bathroom
- Garden







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

825 ft<sup>2</sup>

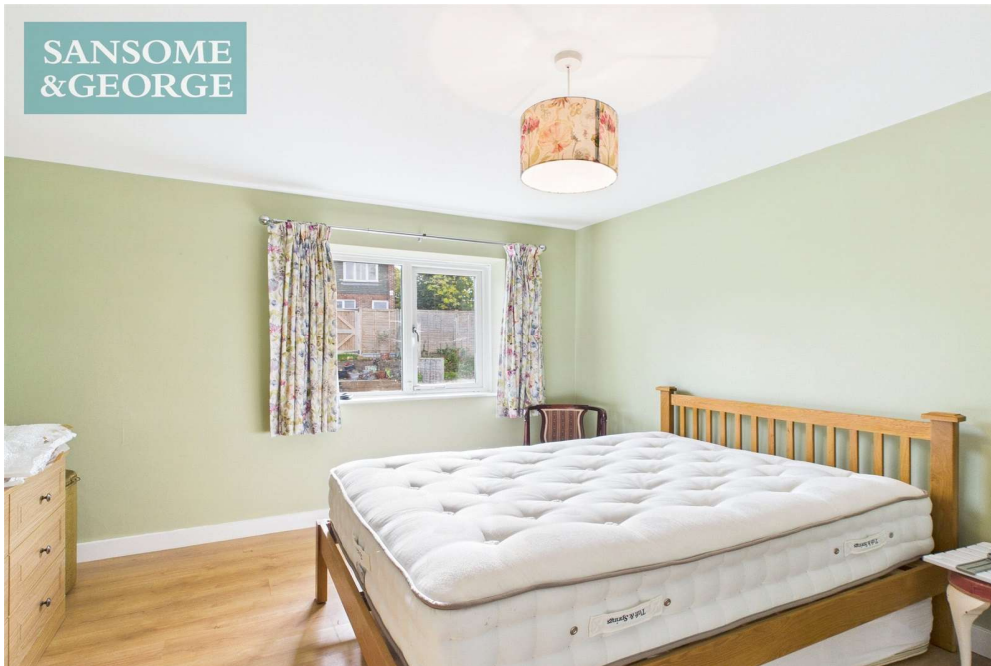
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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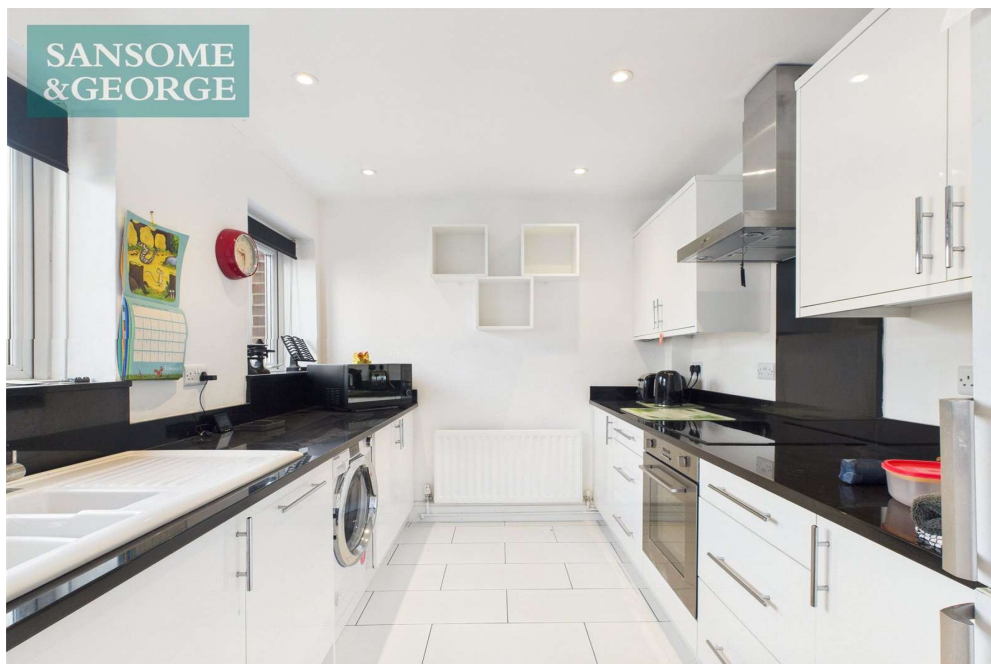


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Mortimer

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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.