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&GEORGE**

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4 Phoenix Court, Kingsclere, Newbury, Hampshire, RG20 5PH

**Offers in excess of £450,000
Freehold**

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SANSOME & GEORGE | 360° VIRTUAL TOUR AVAILABLE | Refurbished 3 BEDROOM detached home occupying an enviable position in the ever popular village of Kingsclere. Viewers will adore the position of this home being in walking distance of local shops and amenities. This deceptively spacious home benefits from Large entrance porch, hallway, downstairs cloakroom, lounge, dining room, sun room, kitchen, bedroom 1 with en-suite, 2 further bedrooms, bathroom, garden, detached garage and parking.

EPC EER - C

Council Tax Band - E

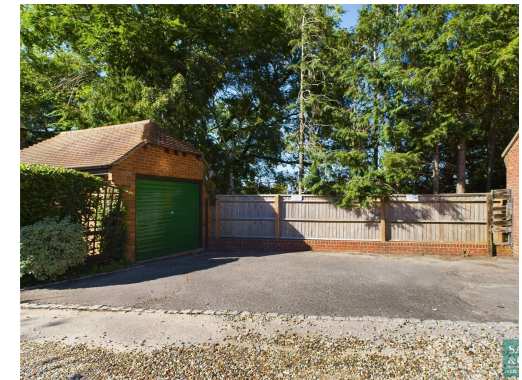
Council - Basingstoke & Deane

NB - Please note there is subsidence in the sunroom (lean too conservatory)

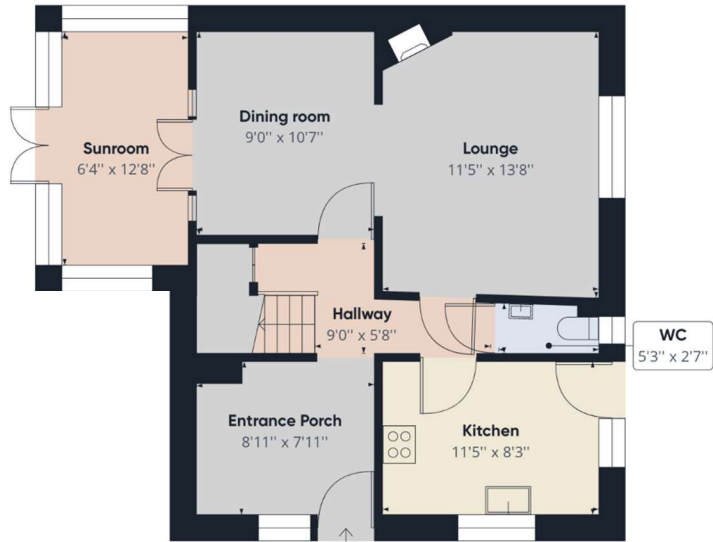
The above information may be subject to change during the transaction period.



- 3 Bedroom Detached home
- Large entrance porch,
- Hallway
- Downstairs cloakroom,
- Lounge
- Dining room
- Sun room
- Kitchen
- Bedroom 1 with en-suite
- 2 further bedrooms
- Bathroom
- Garden
- Detached garage and parking.



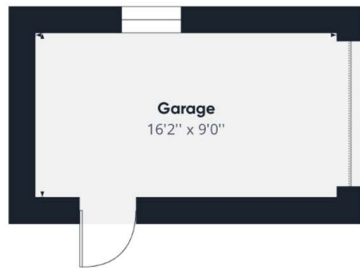




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1236.37 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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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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