

FOR SALE
£235,000



DESCRIPTION

A great investment or first time buyer opportunity. A modern one bedroom home situated in the popular development of Manor Park to the North of Newbury.

This house is in great condition and benefits from a good size garden, parking and is sold with no onward chain. Modern boiler and uPVC Windows throughout.

FLOOR PLAN

GROUND FLOOR
211 sq.ft. (19.6 sq.m.) approx.

1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.

TOTAL FLOOR AREA- 423 sq.ft. (39.3 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, Cricketts does not accept any liability for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Lettigo 10/2022

- Garden
- Parking
- No onward chain
- Great investment or first time buyer opportunity
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Gas fired central heating
- Double glazing throughout
- Council tax band C

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	72	
(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	

