



Harwood Rise

Cricketts

Harwood Rise, Woolton Hill, NEWBURY, RG20 9XW

£337,500



DESCRIPTION

An attractive three bedroom terraced house situated in the heart of the popular village of Woolton Hill, which lies to the south of Newbury with a convenience store with sub post office. Walking distance to Woolton Hill primary school and The Chase. Great communication links to the A34.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - NO ONWARD CHAIN.

The property has been very well maintained by it's current owners and offers spacious accommodation comprising:- Entrance hall, lounge, dining area, fitted kitchen, three good size bedrooms and a bathroom.

The rear garden is private, mainly laid to lawn with a patio area where one can enjoy alfresco dining.

The garage is situated nearby with parking in front for one car.

- 🏠 Entrance hall
- 🏠 Kitchen
- 🏠 Lounge/ dining room
- 🏠 Three bedrooms
- 🏠 Bathroom
- 🏠 Garage in a nearby block
- 🏠 Parking in front of the garage
- 🏠 Fully enclosed rear garden
- 🏠 Oil fired central heating
- 🏠 Council tax band C
- 🏠 Walking distance to countryside walks at The Chase
- 🏠 Great village community spirit

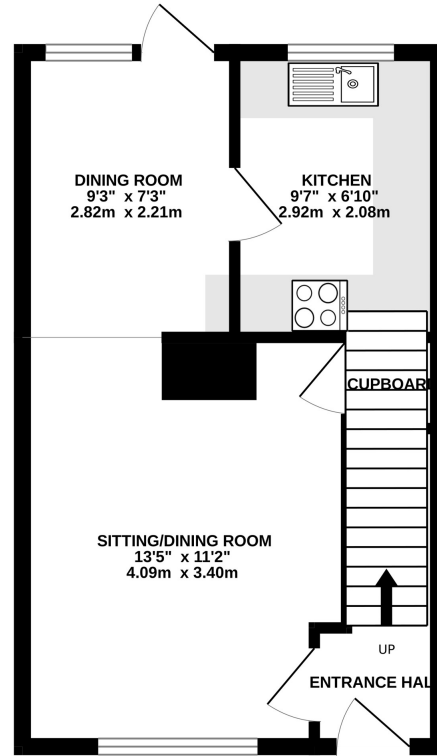
Directions

From the offices of Cricketts estate agents head east on the London Road to the Robinhood roundabout. Take the fourth exit onto the a339 towards Winchester. Proceed straight over the first roundabout and at the next roundabout turn right towards Wash Common. Go straight over the next roundabout and proceed to the top of the Andover Road. Go straight over the double mini roundabouts and proceed towards Highclere. Proceed straight over the next roundabout and then take the first right hand turn into Woolton Hill. Take the next right turn and follow the road round until you reach Harwood Rise on the right hand side the property will be found on the left hand side distinguished by a cricketts 'for sale' sign.

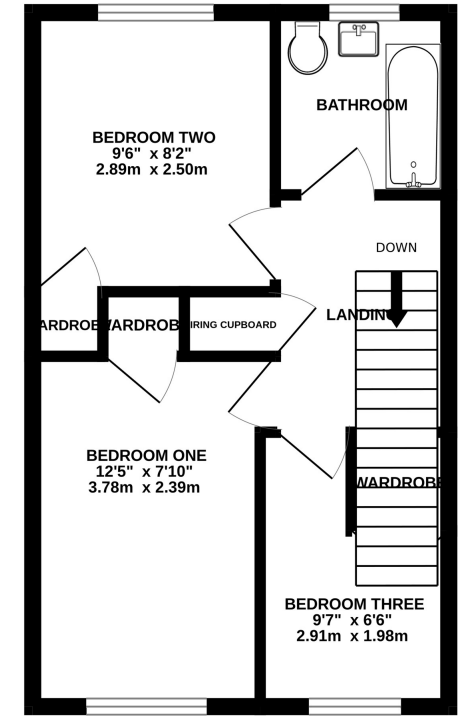
Local Information

Woolton Hill is a very sought after village which is situated just 6 miles South west of Newbury, which has a village shop, sub post office, church, village hall, sports club and local pub with restaurant. There are excellent Infant and Primary schools and lovely walks in the Chase and surrounding countryside as well as numerous bridle paths. The surrounding villages of Highclere, Ball Hill and Woodhay are easily accessible.

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(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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