



2 HEDGE ROW

Gore End Road, Ball Hill

Carter Jonas

2 HEDGE ROW GORE END ROAD BALL HILL RG20 0PQ

- Newbury town and mainline station 3 miles
- Good access to A34 and M4

Entrance hall · cloakroom · sitting room with patio doors to the garden · dining room · kitchen · 3 bedrooms including a principal bedroom with en suite shower room · family bathroom · double-glazing · private allocated parking for 2 cars · great rural location within easy reach of Newbury and various road and rail links · Energy Rating D

SITUATION

Ball Hill is a small village just over the county border in North Hampshire. It is surrounded by attractive countryside yet is just a few minutes drive from the centre of Newbury. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including the Newbury Racecourse for horse-racing, the attractive Kennet & Avon canal, Vue cinema, the Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town.

DESCRIPTION

This attractive 3 bedroom house offers spacious accommodation. The entrance hall leads to a dining room at the front and sitting room behind. The sitting room provides patio doors giving access to the garden, there is a ground floor cloakroom and well-equipped fitted kitchen. Upstairs the feeling of light and space continues with 3 comfortable bedrooms including a principal bedroom with en suite shower room and a family bathroom.

AN ATTRACTIVE 3 BEDROOM TERRACED HOUSE LOCATED IN A HIGHLY DESIRABLE CUL-DE-SAC DEVELOPMENT IN THIS SOUGHT AFTER VILLAGE LOCATION TO THE SOUTH OF NEWBURY. BENEFITTING FROM SPACIOUS ACCOMMODATION, EN SUITE PRINCIPAL BEDROOM AND PRIVATE PARKING. AVAILABLE CHAIN FREE.



OUTSIDE

The property is located in a small development of 5 similar houses and benefits from a courtyard frontage with allocated private parking for 2 cars. The property also offers a private rear garden.

The photographs were taken prior to the current tenancy.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, oil fired central heating

Local Authority: Basingstoke & Deane Borough Council

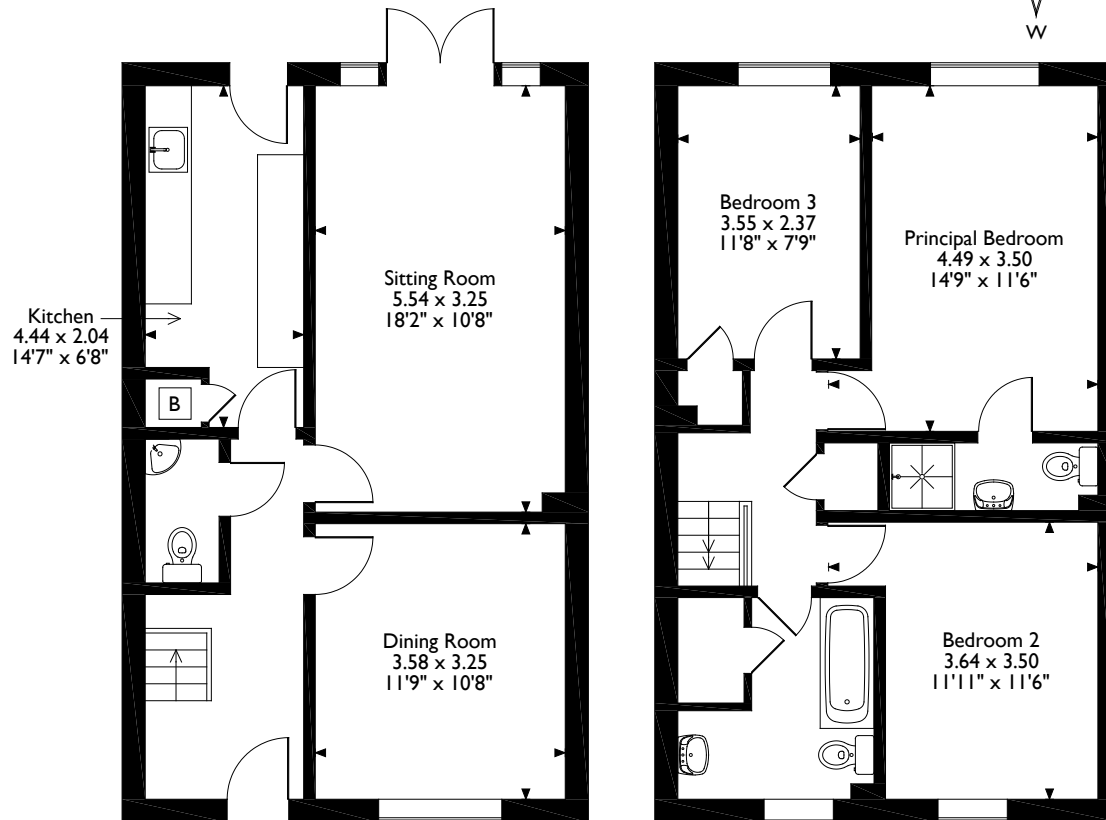
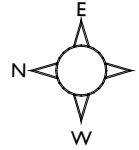
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 0PQ. Proceeding along Gore End Road, Hedge Row can be found on the right hand side and the property is straight ahead.



2 Hedge Row Gore End Road Ball Hill,
Newbury, Hampshire
Approximate Gross Internal Area
102 Sq M/1098 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		61
(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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