



**DOWNER & CO**

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Bakers Flat, High Street,  
Chieveley, Newbury,  
RG20 8UR

**£195,000**





## One Double Bedroom Character Duplex Maisonette

- Features.**
- Central village location
  - Spacious and light duplex maisonette
  - Just been decorated throughout
  - Character features
  - Large living room and bedroom
  - Study
  - Central heating to radiators
  - On-street parking
  - 999 year lease from January 2023
  - Ground rent – Peppercorn
  - Maintenance charges - Approx £600 pa
  - NO ONWARD CHAIN





Approximate Gross Internal Area  
64.68 sq m / 696.20 sq ft

**Description.**

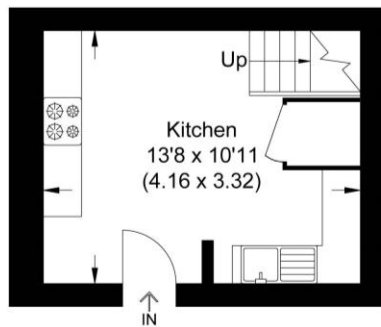
Located in the very heart of Chieveley above the village shop/post office, this spacious one double bedroom character property is offered for sale with a lease of 998 years.

Recently redecorated throughout the accommodation is arranged over two floors and comprises ground floor kitchen/ breakfast room with built in dishwasher, washer/dryer, oven and hob, stairs to the first floor where there is a light and airy sitting room, double bedroom, full bathroom with overhead shower and study/dressing room. Unrestricted parking is available on the High Street at the front of the property.

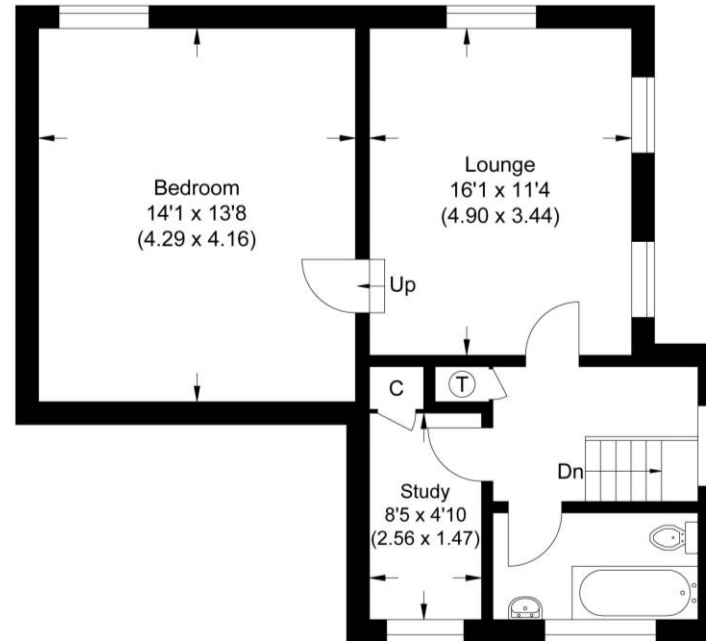
**Location.**

Chieveley is a picturesque village located just to the north of Newbury within easy reach of the A34/M4 junction. Local amenities include a historic church, pub/restaurant, doctors surgery, community hall and village shop.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a mainline rail station with direct links to London Paddington and the West Country.



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





EPC: E

COUNCIL TAX BAND: C

TENURE: LEASEHOLD

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

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### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.