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4 Hambridge Road

Newbury, Berkshire, RG14 5SS

A rarely available investment opportunity situated in a convenient location within Newbury.

Guide £595,000

The property is currently divided into two spacious apartments and a ground floor office suite together with off road parking for several vehicles. There is also potential to convert the office suite into a further residential unit, subject to any consents of course.

Ground Floor Flat

A spacious ground floor flat with gas heating. The accommodation includes a modern kitchen with a built-in oven, a sitting room, good hall space with storage and two double bedrooms. The generous bathroom is fitted in white and includes a separate shower cubicle. The property is currently let on an Assured Shorthold Tenancy.

First Floor Flat

A spacious first floor flat with accommodation that includes a good sized landing, two double bedrooms and a sitting room. The kitchen has a range of contemporary units and an oven and hob. There is also a modern shower room with a shower enclosure. The property has electric air conditioning/heating. The property is currently let on an Assured Shorthold Tenancy.

Ground Floor Office Suite

A spacious office comprising a good reception hall, a main office of approx. 22' (6.71m) x 17'10" (5.44m) widening to 26'10" (8.18m), two further offices of approx. 11'10" (3.61m) x 9' (2.74m) and 8'11" (2.72m) x 8'2" (2.49m). There is also a kitchen of approx. 8' (2.44m) x 7' (2.13m) and two w.c.'s.

We understand that the office is currently let under licence on a month to month basis.

For further details, please contact Marc Allen on 01488 685353.

