



68 Charlton Place  
Newbury, Berkshire, RG4 1EX

marc allen

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# 68 Charlton Place

Newbury, Berkshire, RG4 1EX

£195,000

A one bedroom house conveniently situated for the town.

## Description

The property is double glazed and the accommodation includes a good sized sitting room, and a kitchen on the ground floor. Stairs rise to the landing where there is a double bedroom and a bathroom. Outside there is a small courtyard garden and a parking space.

## Directions

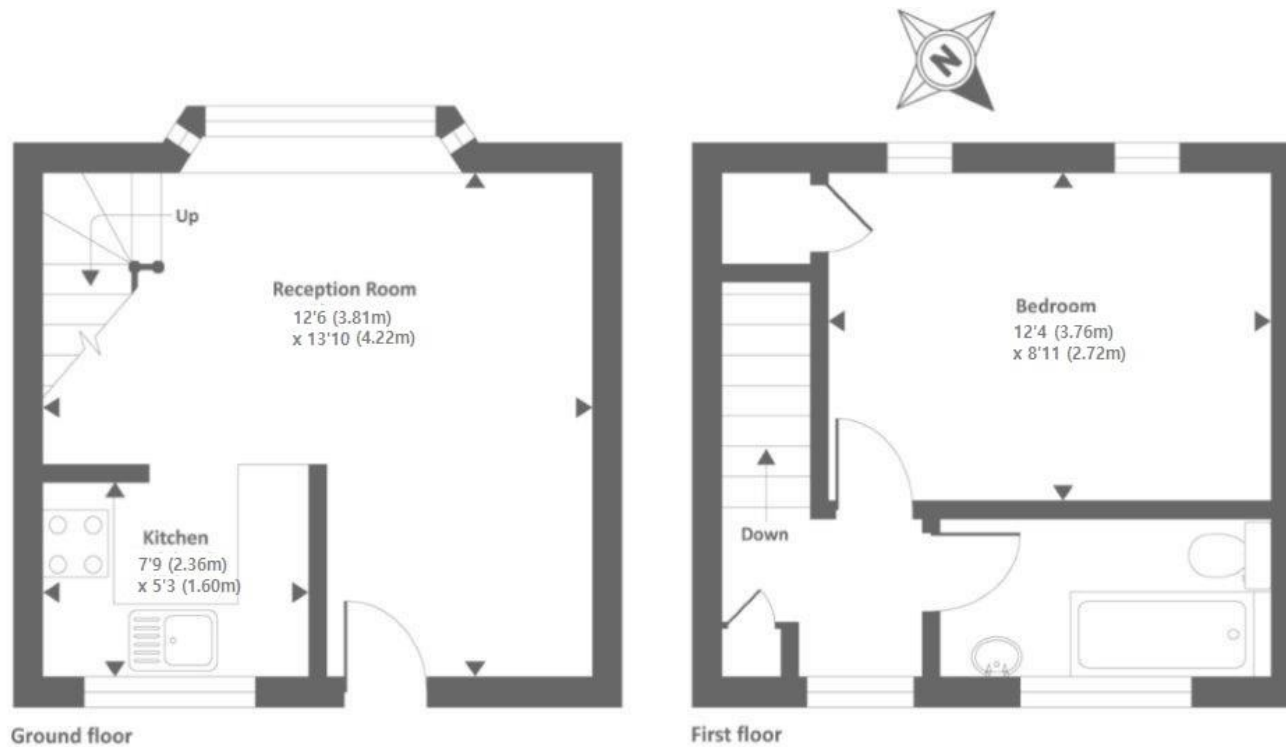
On reaching Newbury from Hungerford, turn right at the Waitrose roundabout towards the town centre. Continue ahead past the clocktower into London Road. Opposite Aldi's turn right into St Mary's Road then first left into Charlton Place. No.68 will be found around on the left.

## Newbury

Newbury is a market town in the valley of the river Kennet. Newbury lies on the edge of the Berkshire Downs, part of the North Wessex Downs Area of outstanding natural beauty. There are

lots of independent high street shops, restaurants, walking and cycling trails. It's also the home of Newbury Racecourse, Donnington Castle, the Corn Exchange and The Watermill Theatre, and nearby Highclere Castle (of Downton Abbey fame!). There is also a train service to London Paddington and the M4 can be joined at J13.

- Porch
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Courtyard Garden
- Parking space



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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

### Porch

Door to:-

### Sitting Room

13' 10" (4.22m) X 12' 6" (3.81) max. Night storage heater.  
Stairs to first floor. Opening to:-

### Kitchen

7' 9" (2.36m) X 5' 3" (1.6m). Fitted with a range of light coloured wall and base storage units with work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Plumbing for automatic washing machine. Built-in electric oven, hob and extractor.

Stairs give access to landing

### Bedroom

12' 4" (3.76m) X 8' 11" (2.72m). Electric panel heater.

### Bathroom

Comprising panelled bath with a shower attachment, wash hand basin and w.c. Tiled surrounds.

### Outside

There is a small courtyard garden and a parking space.  
Garden shed.

### Please note:

There is a right of way for the neighbour through the garden.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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