



4 Oakwood Terrace
Newbury, Berkshire, RG14 7HW

marc allen



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£380,000

A very nicely presented semi-detached house that successfully combines a smart contemporary finish and an attractive traditional style.

Description

The accommodation includes good hall space from which the stairs lead together with a useful downstairs cloakroom. The kitchen has a smart range of units and all of the main appliances are built in. The sitting room has space for a table and large French doors to provide good natural light. On the first floor there are three bedrooms, two of which have built in wardrobes. The contemporary bathroom includes a shower and can be accessed from the landing or from the main bedroom to create an en-suite if preferred. Outside there is an enclosed garden with a shed and side access. At the front there is a block paved driveway for off road parking.

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.

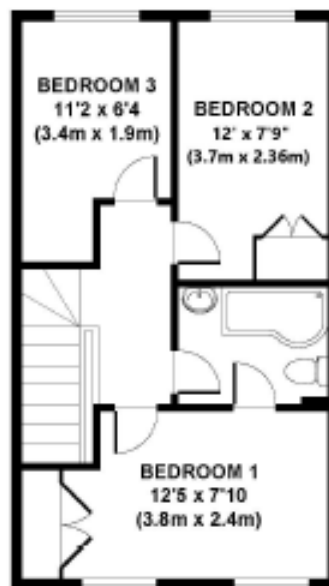
Directions

On entering Newbury from Hungerford continue on the ring road to the Burger King roundabout. Take the first exit onto Greenham Road and at the mini roundabout turn right continuing on Greenham Road. Turn right into Eeklo Place and left into Oakwood Terrace and No.4 will be found on the left hand side.

- Entrance Porch
- Entrance Hall
- Cloakroom
- Kitchen with Appliances
- Sitting Room/Dining Room with doors to garden
- Three Bedrooms
- Smart Bathroom with Shower
- Double Glazing
- Gas to Radiator Heating
- Solar Panels
- Enclosed Garden
- Driveway



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 373 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 373 SQ FT



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Door to:-

Entrance Hall

Radiator. Understairs cupboard with light. Stairs to first floor.

Cloakroom

A white suite comprising wash hand basin and w.c. Radiator.

Sitting/Dining Room

14' 4" (4.37m) X 12' 10" (3.91m). French doors to garden. Two radiators. Tv aerial point. Telephone point.

Kitchen

9' 5" (2.87m) X 9' 1" (2.77m). A smart contemporary kitchen with wall and base units, drawers, distinctive work surfaces and splashbacks. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, ceramic hob and extractor. Integrated fridge/freezer and washer/dryer. Radiator.

Staircase gives access to landing

Access to loft via a pull-down ladder. Gas fired boiler for domestic hot water and central heating.

Bedroom 1

12' 5" (3.78m) X 7' 10" (2.39m). Built-in double wardrobe. Radiator. TV aerial point.

Bedroom 2

12' 0" (3.66m) X 7' 9" (2.36m). Built-in double wardrobe. Radiator.

Bedroom 3

11' 2" (3.4m) max X 6'4" (1.93m) max. Radiator. TV aerial point. Telephone point.

Bathroom

A white suite comprising 'P' end bath with a curved shower screen and shower over, wash hand basin and w.c. Tiled surrounds. Extractor fan. Recessed lighting. (The bathroom can be accessed from the landing or the main bedroom depending on preference.)

At the front of the property is

A block paved driveway with an area of stone chippings to the side and a pathway to the house.

At the rear of the property is

A paved patio leading to an artificial lawn garden, all enclosed by wood panel fencing with a pathway and a gate to the side. Garden shed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

