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DOWNER & CO

TRUSTED SINCE 1988

25 St. Johns Road  
Newbury RG14 7PY

£320,000



## Spacious Two Bedroom End Of Terrace Character Property

### Features.

- Spacious living accommodation
- End of terrace
- Two bedrooms
- Additional cellar
- Town centre location
- Walk to railway station/shops
- South facing rear garden
- Gas central heating
- Utility/cloakroom





**Description.**

Surprisingly spacious two bedroom end of terrace character property ideally located in the town centre within a stone's throw of the railway station and shops. The property also benefits from a generous size cellar which is currently being used as an office/study.

The accommodation comprises living/dining room, kitchen with utility/cloakroom, cellar, two bedrooms, bathroom, a private rear south facing garden and gas central heating.

**Location.**

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 major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.

Approximate Gross Internal Area  
 73.02 sq m / 785.98 sq ft  
 (Excludes Cellar)  
 Cellar : 14.12 sq m / 151.98 sq ft  
 Total : 87.14 sq m / 937.96 sq ft

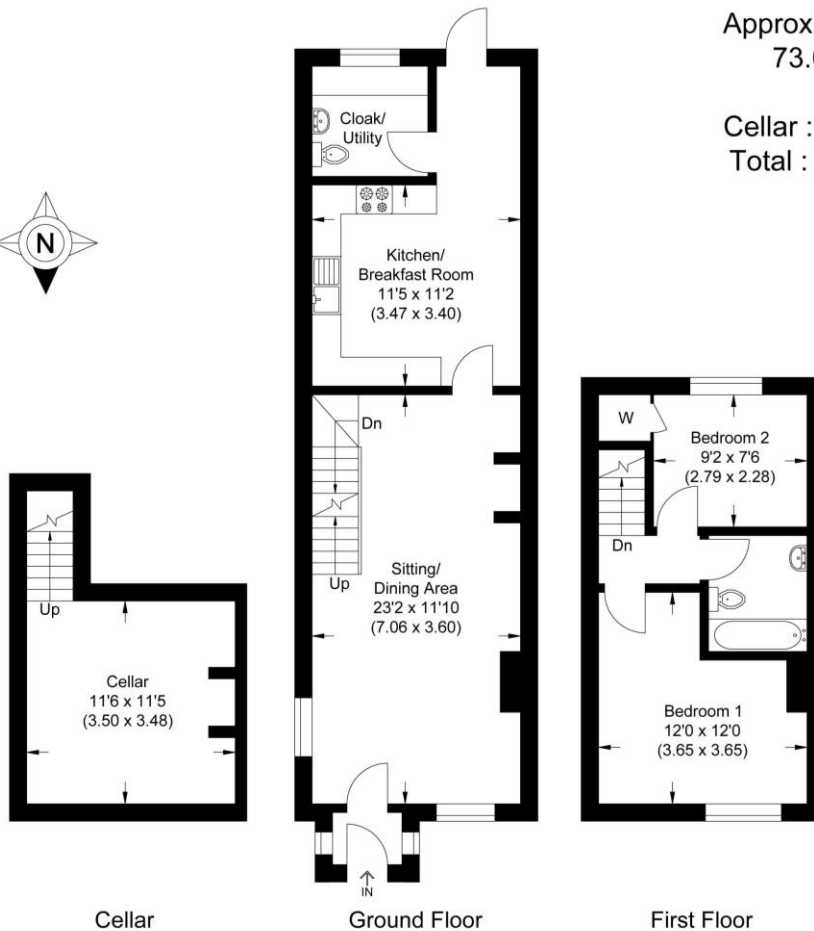


Illustration for identification purposes only, measurements are approximate, not to scale.



EPC: D

COUNCIL TAX BAND: C

TENURE: FREEHOLD

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)**

#### 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.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX