



DOWNER & CO

TRUSTED SINCE 1988

74 York Road
Newbury RG14 7NR

£425,000



Four Bedroom Property Close to Town Centre

Features.

- NO ONWARD CHAIN
- Well presented
- Four bedrooms
- Three bathrooms
- Gas-fired central heating
- Upvc double glazing
- Enclosed rear garden
- Two private parking spaces
- Walk to town centre, railway station, shops, Stroud Green and racecourse.
- Park House, St. Joseph's and The Willows School catchment





Approximate Gross Internal Area
116.25 sq m / 1251.30 sq ft

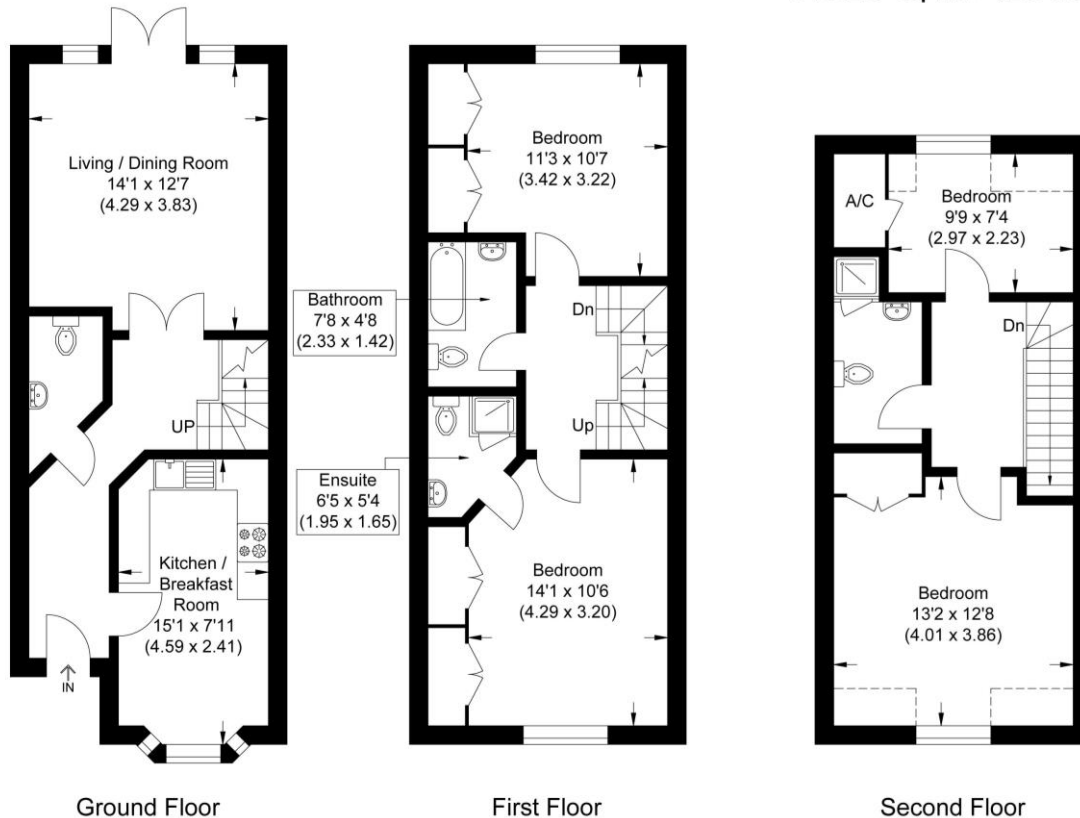


Illustration for identification purposes only, measurements are approximate, not to scale.

Description.

NO ONWARD CHAIN. Brilliantly located within a few minutes walk of the town centre, mainline railway station, shops and restaurants is this four bedroom home in good condition throughout. The property is also within Park House, St Joseph's and The Willows school catchments and just a stones throw from Stroud Green and the racecourse.

The spacious and functional accommodation consists of entrance hall, kitchen/breakfast room, living/dining room, cloakroom, master bedroom with en-suite, two further double bedrooms, fourth bedroom and two bathrooms. Benefits include upvc double glazing, gas-fired central heating, private parking for two vehicles to the rear, and enclosed rear garden.

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. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



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.

EPC: C

COUNCIL TAX BAND: D

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

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