



DOWNER & CO

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69 York Road  
Newbury RG14 7NR

£265,000





## Two Double Bedroom Mid-Terrace Character House

### Features.

- Mid-terrace
- Character property in need of updating
- Walking distance from the town centre/railway station
- Two double bedrooms
- Two reception rooms
- Garage
- Private rear garden
- NO ONWARD CHAIN



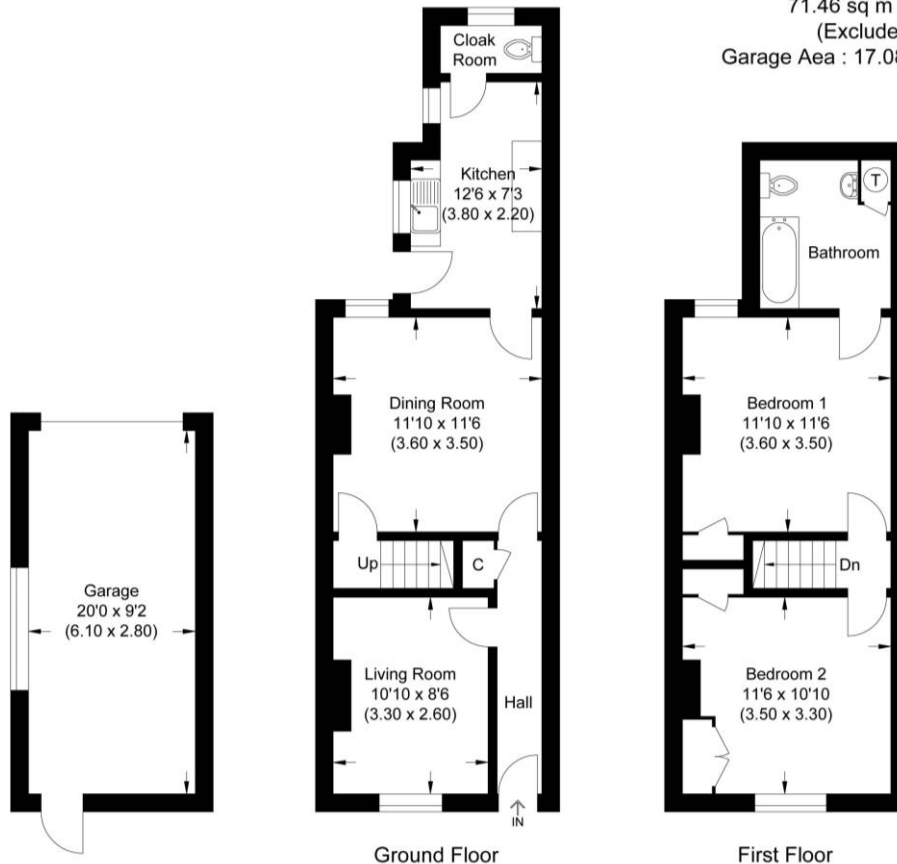


## Description.

Two double bedroom mid-terrace character house, ideally situated close to the town centre and rail station. The property is in need of updating throughout and would make an excellent first time purchase or a great opportunity for anyone looking to add value.

The accommodation comprises entrance hall, living room, dining room, kitchen and cloakroom to the first floor, two double bedrooms and bathroom to the first floor. Benefits include, private rear garden, detached garage and NO ONWARD CHAIN.

Approximate Gross Internal Area  
71.46 sq m / 769.18 sq ft  
(Excludes Garage)  
Garage Aea : 17.08 sq m / 183.84 sq ft



## 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.

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





#### 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: G

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)**

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