



DOWNER & CO

TRUSTED SINCE 1988

8 Battle Road  
Newbury RG14 6QU

£550,000





## Fully Refurbished Four Bedroom Semi-Detached Family Home

### Features.

- NO ONWARD CHAIN
- Four bedroom semi-detached house
- Extended and fully refurbished
- Master with en-suite shower room
- Large kitchen/dining room
- Utility room
- Large west facing rear garden
- Excellent school catchments
- Very popular residential road
- Walk to schools and local shops





**Description.**

A fantastic opportunity to own this extended, fully refurbished four bedroom, semi-detached family home, on a very popular residential road to the south of Newbury.

The immaculate spacious accommodation comprises, living room, large open plan kitchen/dining room with integrated appliances and bi-fold doors opening to the rear garden, utility room, cloakroom, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Benefits include excellent primary and secondary school catchments, a stunning west facing rear garden, nearby playing fields, walk to shops and NO ONWARD CHAIN.

Approximate Gross Internal Area  
116.54 sq m / 1254.42 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: C**

**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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