



DOWNER & CO

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27 Elizabeth Avenue, Newbury RG14 6HA  
Price: £385,000



Features.

- 2
- 3
- 1

Description.

Perfectly located within John Rankin and St Bart's schools catchments is this well maintained three bedroom home. The property is within walking distance of local shops and the town centre, footpaths and open countryside are nearby.

The accommodation consists of entrance hall, dual aspect living room, utility room, kitchen/diner, master bedroom, further good sized double bedroom, third bedroom currently being used as an office, bathroom and separate WC. Good sized south east facing rear garden maintained organically for wildlife. It has side and rear access and there is a patio adjacent to rear of the house. There is driveway parking for four vehicles and a single garage at the end of the garden. Benefits include upvc double glazing, and gas-fired central heating.



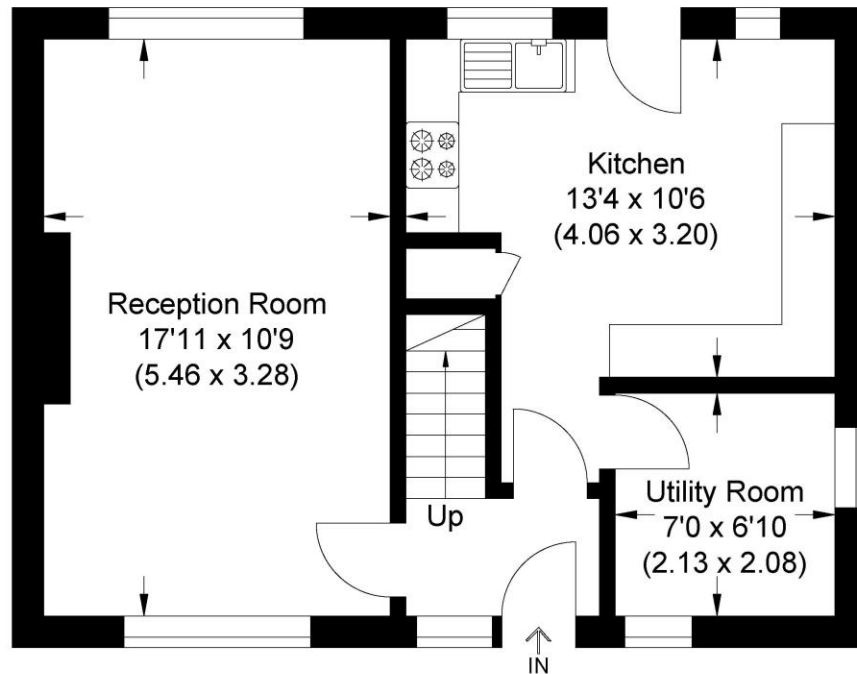
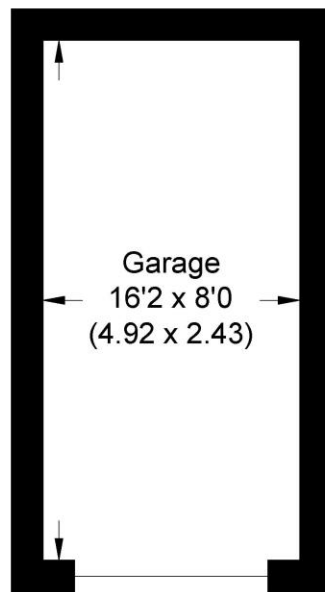


## Location.

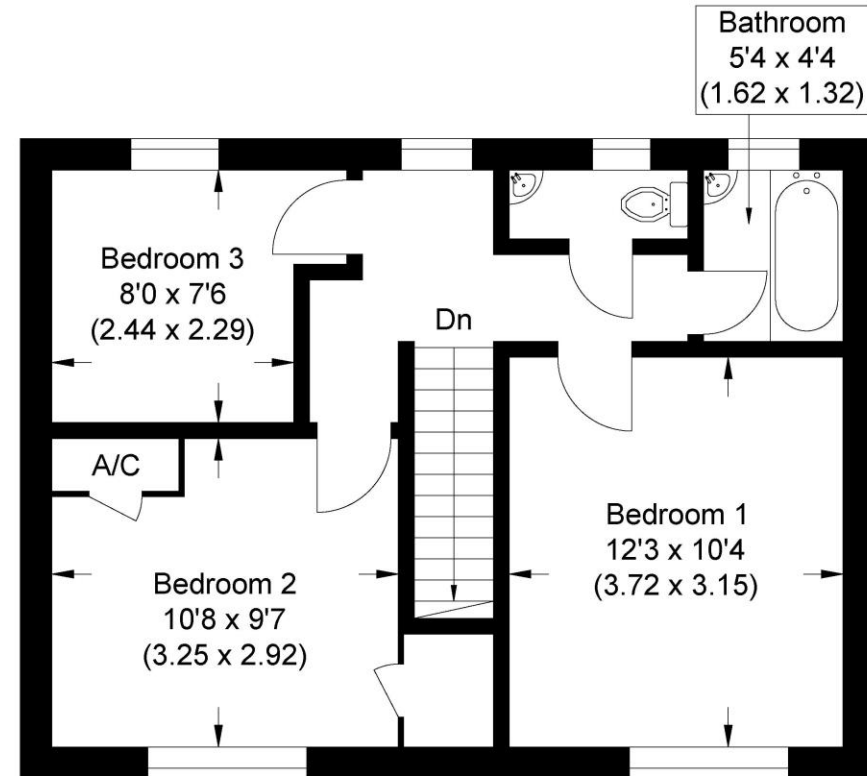
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. 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.



Approximate Gross Internal Area  
81.79 sq m / 880.38 sq ft  
(Excludes Garage)  
Garage Area 11.96 sq m / 128.73 sq ft



Ground Floor




First Floor

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





## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### 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**  
**2025/2026: £2,156.19.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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