



DOWNER & CO

TRUSTED SINCE 1988

36 Glendale Avenue, Newbury RG14 6RU
Price: £465,000

Features.

-  1
-  3
-  1

Description.

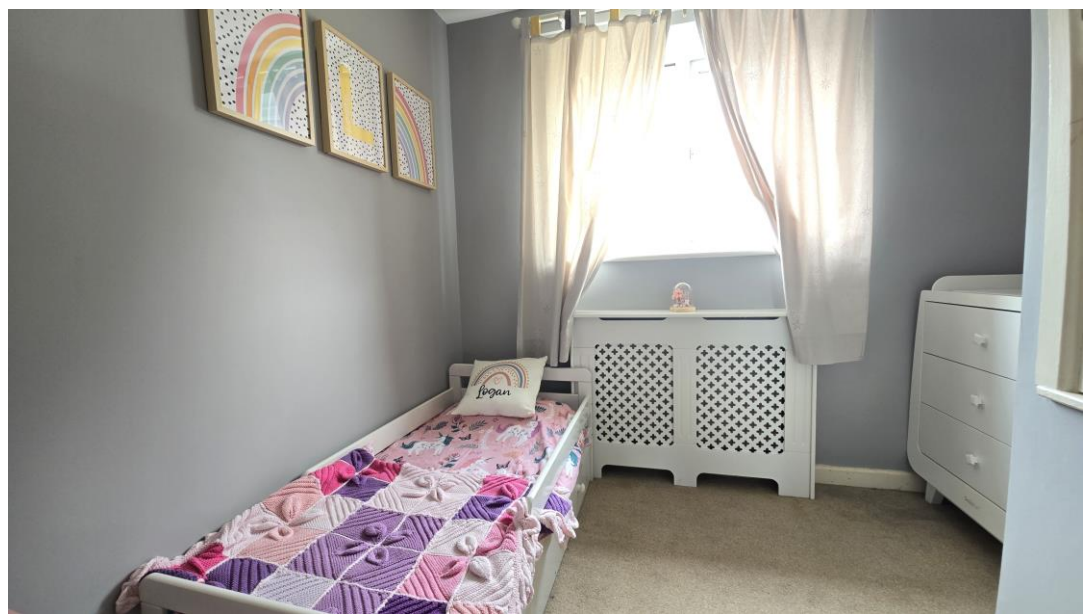
Three bedroom link-detached family home ideally situated in the desirable Wash Common area, to the south of Newbury, within walking distance of the local park, shops, doctors/dentist surgery, Falkland primary school and Park House secondary school.

The accommodation comprises, entrance porch, cloakroom, living/dining room with patio doors opening to the rear garden, kitchen/breakfast room, two double bedrooms, further bedroom and bathroom. Benefits include a good size south-easterly facing rear garden, driveway parking for several cars, and gas central heating.



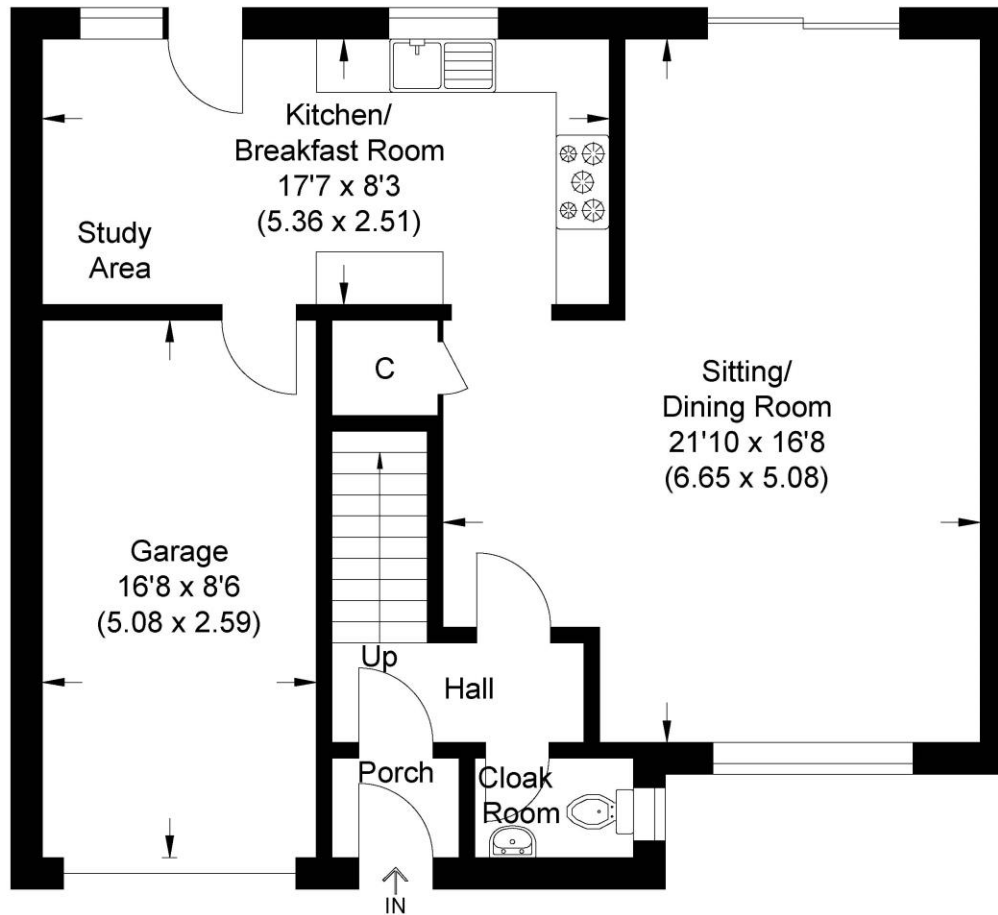
Location.

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.

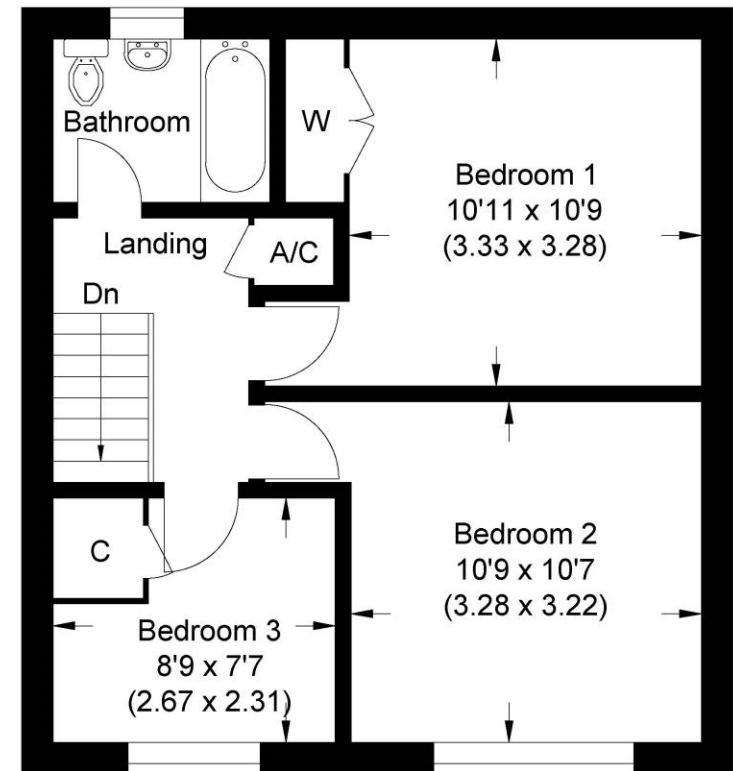




Approximate Gross Internal Area
96.0 sq m / 1033.33 sq ft
(Includes Garage)
Garage Area 13.16 sq m / 141.65 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	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: D

COUNCIL TAX BAND: E
2025/2026: £2,964.77.

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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