



DOWNER & CO

TRUSTED SINCE 1988

Goldsboro, London Road, Newbury RG14 2BA
Price: £495,000

Features.

-  2
-  4
-  2

NO ONWARD CHAIN

Description.

Spacious three double bedroom detached bungalow with additional self-contained annexe, which includes a fitted kitchen, living room and bedroom and is ideally situated within walking distance of the town centre via the Kennet and Avon canal.

The flexible living accommodation comprises entrance hall, living room with french doors opening to the rear garden, kitchen, three double bedrooms, family bathroom and annexe, which could easily be converted into the main body of the property. Benefits include a large south-facing rear garden, driveway parking for several vehicles and air source heating pump.



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 direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area
111.4 sq m / 1199.1 sq ft
(Including Annexe)
Annexe Area 31.46 sq m / 338.63 sq ft

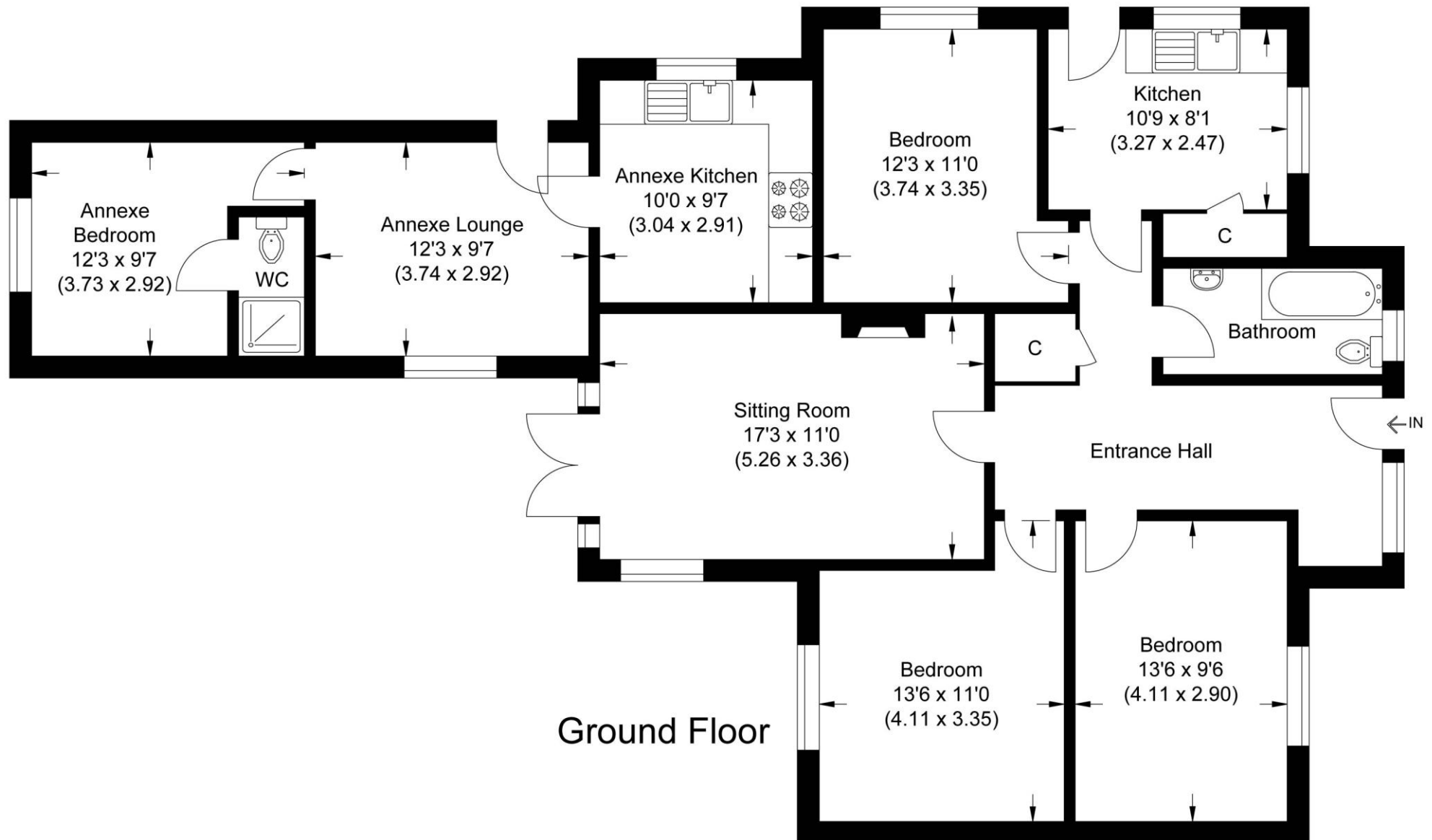



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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: D
2025/2026: £2,425.72.

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk