



DOWNER & CO

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High Haven, 37 Wendan Road, Newbury RG14 7AJ
Price: £450,000

Features.

- 1
- 2
- 3

NO ONWARD CHAIN

Description. A spacious three bedroom home in need of full refurbishment with huge potential to extend subject to the usual permissions. The property sits on a corner in a large plot with plenty of space to the side. Locally, the town centre, mainline rail station and St Bart's Secondary School are a short walk away.

The accommodation consists of entrance lobby, hall, cloakroom, kitchen, dining room, living room, two good sized double bedrooms, third bedroom and family bathroom. Benefits include gas-fired central heating and garage.

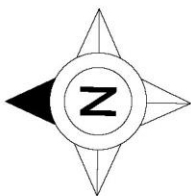


Location.

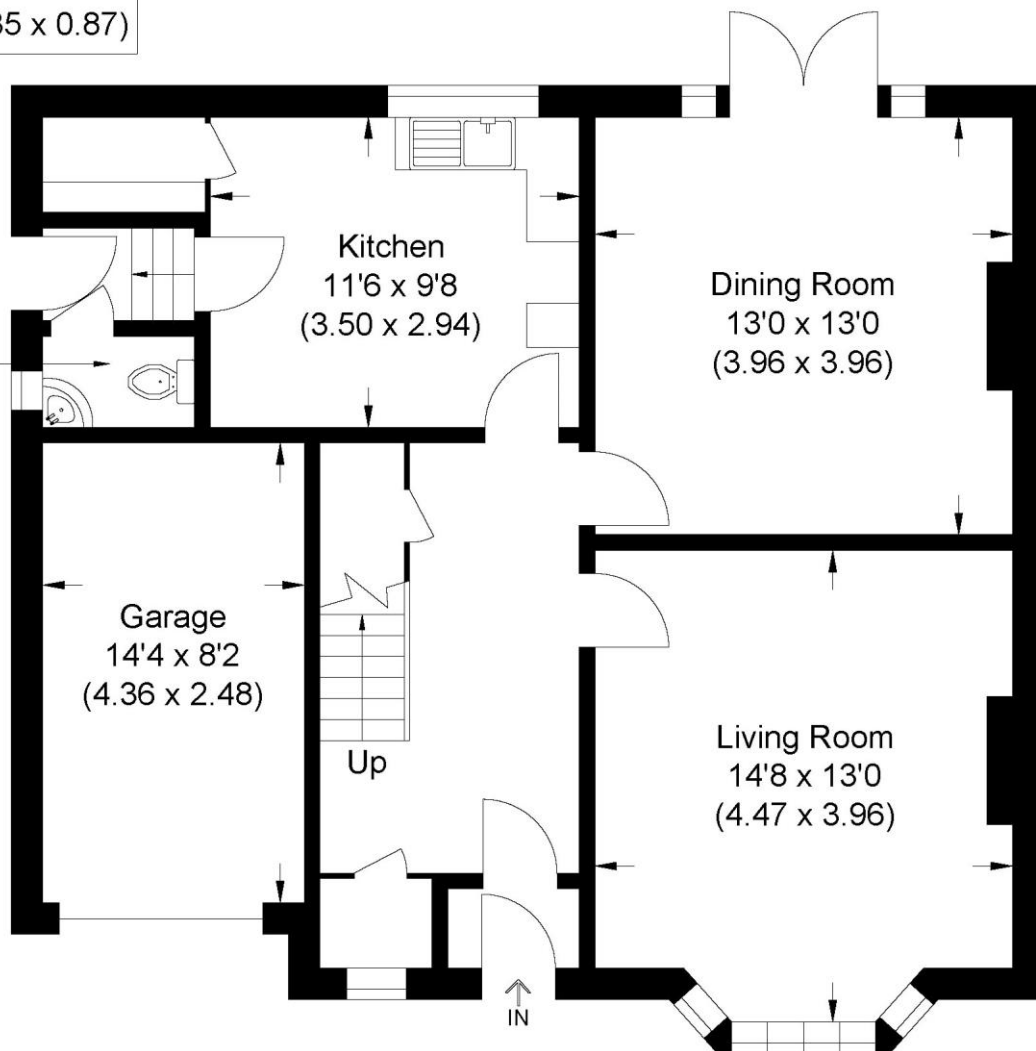
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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
127.49 sq m / 1372.29 sq ft
(Includes Garage)
Garage Area 10.81 sq m / 116.35 sq ft

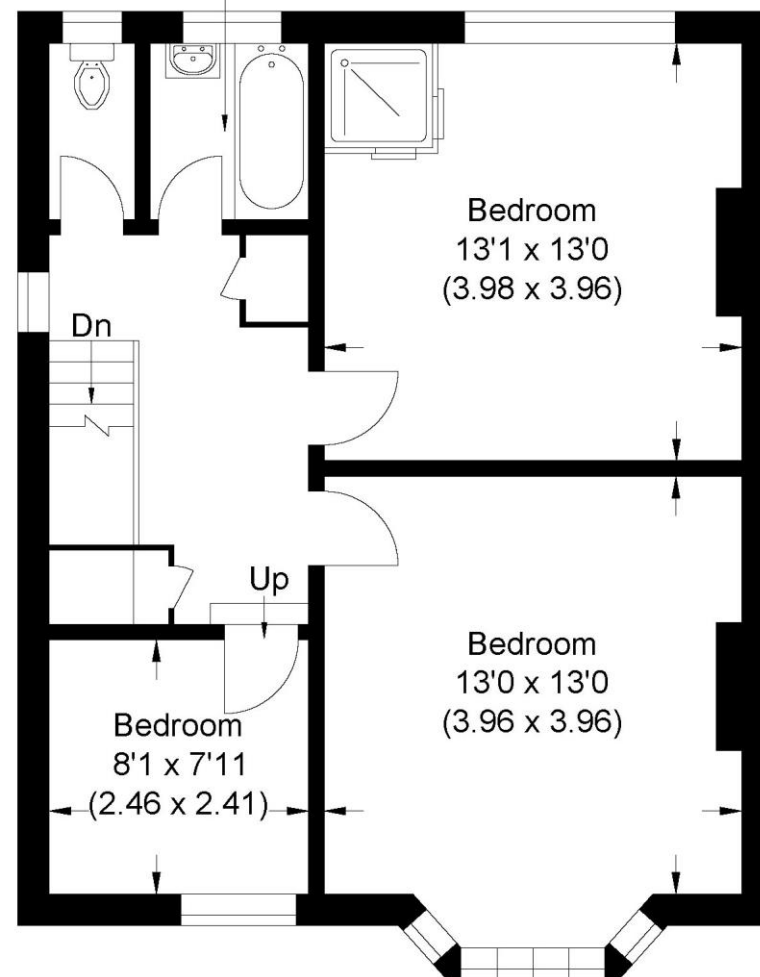


WC
4'5 x 2'10
(1.35 x 0.87)



Ground Floor

Bathroom
5'6 x 5'0
(1.67 x 1.52)



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		
(69-80) C	69	76
(55-68) D		
(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: C

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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