



FREEHOLD GUIDE PRICE

£285,000

16 Western End

Newbury, RG14 5NT



A spacious terraced property located in a popular cul de sac location close to Newbury town centre. Benefits include driveway parking and a conservatory.

- Close to town centre
- Located in a quiet close
- Driveway parking
- Spacious kitchen/diner
- Large sitting room
- Rear garden with large patio
- Conservatory with double doors to garden
- Family bathroom
- Rear garden
- John Ranking and St Bartholomew school catchment



LOCATION

Western End is located in the popular Westfields area of Newbury, it is a quiet close with no through traffic. The property is located very close to the town centre and within the catchment area for St Johns and St Bartholomew's Schools. As well as being home to Newbury Racecourse, the town offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington. There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford, and Southampton.

DESCRIPTION

The house has been well maintained by its current owners and the downstairs comprises an entrance porch, sitting room, kitchen/diner and a conservatory. Upstairs has three good sized bedrooms and a family bathroom.





OUTSIDE

The front of the property offers a lawned area and driveway parking for two cars. To the rear is a large patio area and a small lawn. There is a rear access gate at the bottom of the garden.

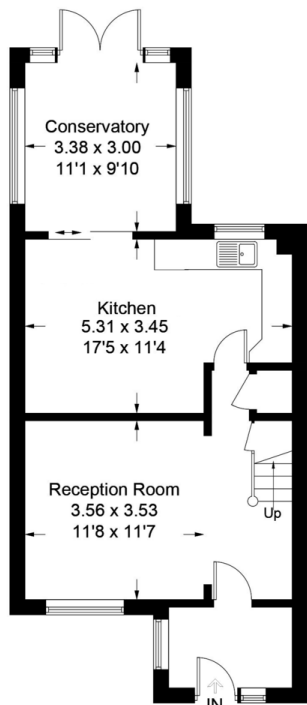
SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating D.

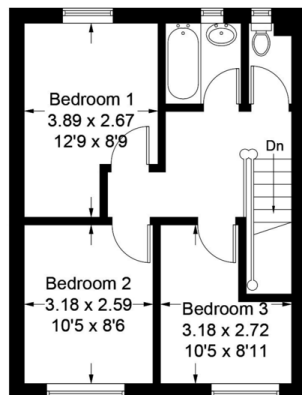


16 Western End

Approximate Gross Internal Area
90.9 sq m / 978 sq ft



Ground Floor



First Floor



DIRECTIONS

From our office turn left, continue on Bartholomew street and at the first mini roundabout turn right onto Craven Road. Continue on Craven Road and take the second left into Green Lane. Continue on Green Lane and turn right onto Western End. Follow Western End round to the right and the property will be in front of you.



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