



18 St Nicholas Road Newbury Berkshire RG14 5PR



## **18 St Nicholas Road Newbury Berkshire RG14 5PR**

**Guide Price £275,000 Freehold**

Victorian terraced cottage located in a convenient and quiet location close to Newbury town centre, within a short walk of all its amenities such as shops, supermarkets, doctors, dentists, restaurants, banking, etc. Additionally, close by are transport links of a mainline railway station within walking distance plus easy access to connect to the M4 & A34 road networks. Within the St Nicholas and St Bartholomews' school catchments.

The newly decorated accommodation is well planned and is of good proportion. On the ground floor, you will find a Living Room, newly fitted shaker style Kitchen/ Dining Area. The first floor has Two Bedrooms and a Bathroom. Outside there is a private non overlooked west facing rear Garden with timber deck patio with a rear pedestrian gate at the bottom offering access to the road. Gas radiator central heating and double glazing throughout. New Timber and Damp Treatment.

Parking in the road is via resident's permit.

Viewing is Highly Recommended and Offered with No Chain.

Directions: Leave Newbury on Bartholomew Street proceeding south. Take the last turn on the right before the railway bridge into St Michaels Road. St Nicholas Road will be found a short way on the right and the house is on the left.



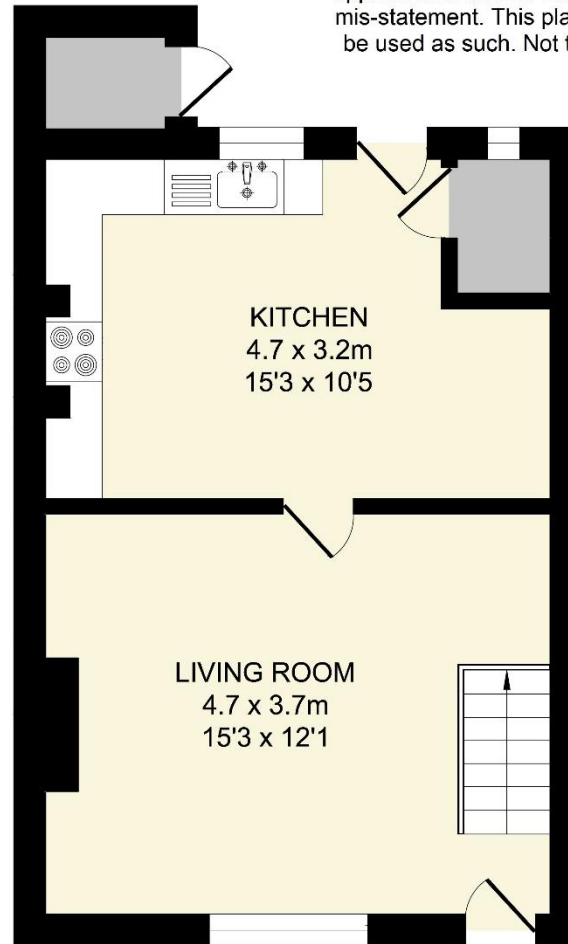
Council Tax Band: B £1605.71 pa

Nearest Bus stop: Craven Road 0.1 km

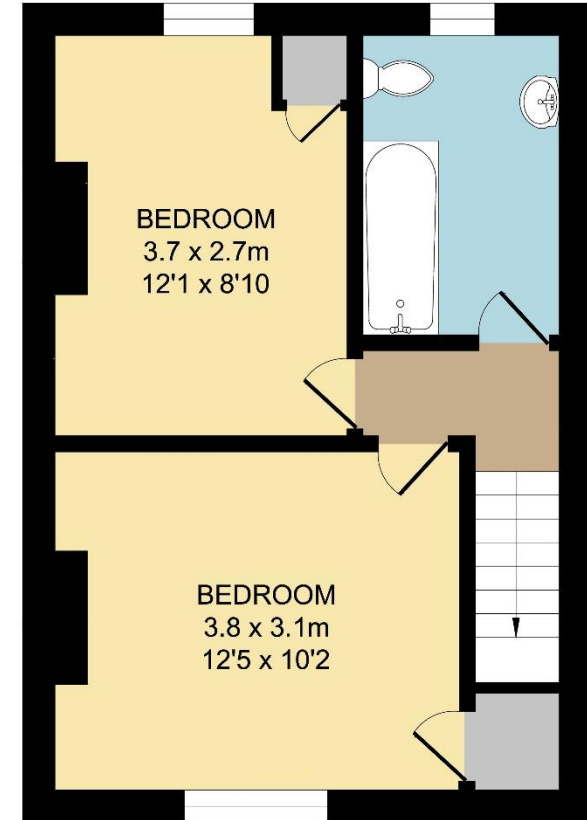
Nearest Train station: Newbury 0.4 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 66.0 SQ.M. (710 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



GROUND FLOOR



FIRST FLOOR



**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract



