



P Mon - Fri
5 pm - Midnight
Midnight - 8 am
Permit holders only
8 am - 5 pm
Permit holders only
or
2 hours
No return
within 4 hours
Saturday - Sunday
Permit holders only

26 Russell Road Newbury Berkshire RG14 5LA

26 Russell Road Newbury Berkshire RG14 5LA

Guide Price £304,950 Freehold

A well presented three bedroom Victorian terraced cottage located in a convenient and sought after location close to Newbury town centre, within a picturesque short canal walk of all its amenities such as shops, supermarkets, doctors, dentists, restaurants, banking, primary and secondary schools. 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.

The property is of good proportion comprising Entrance Hall, Sitting Room, 16' x 13' Kitchen/ Breakfast Room leading onto a Conservatory. On the first floor there are Three Bedrooms and a Shower Room with ample room for a Bath. Outside there is fantastic long south facing Garden laid mainly to lawn with numerous flower and shrub borders. There is a side pedestrian gate. Oil Fired radiator central heating and double glazing throughout.

Chain Complete

Directions: Leave Newbury via Bartholomew Street and turn right into Craven Road. Take the third turning right into Blenheim Road. Proceed straight to the bottom of the road bearing left into Russell Road and the property will be found on the left hand side.



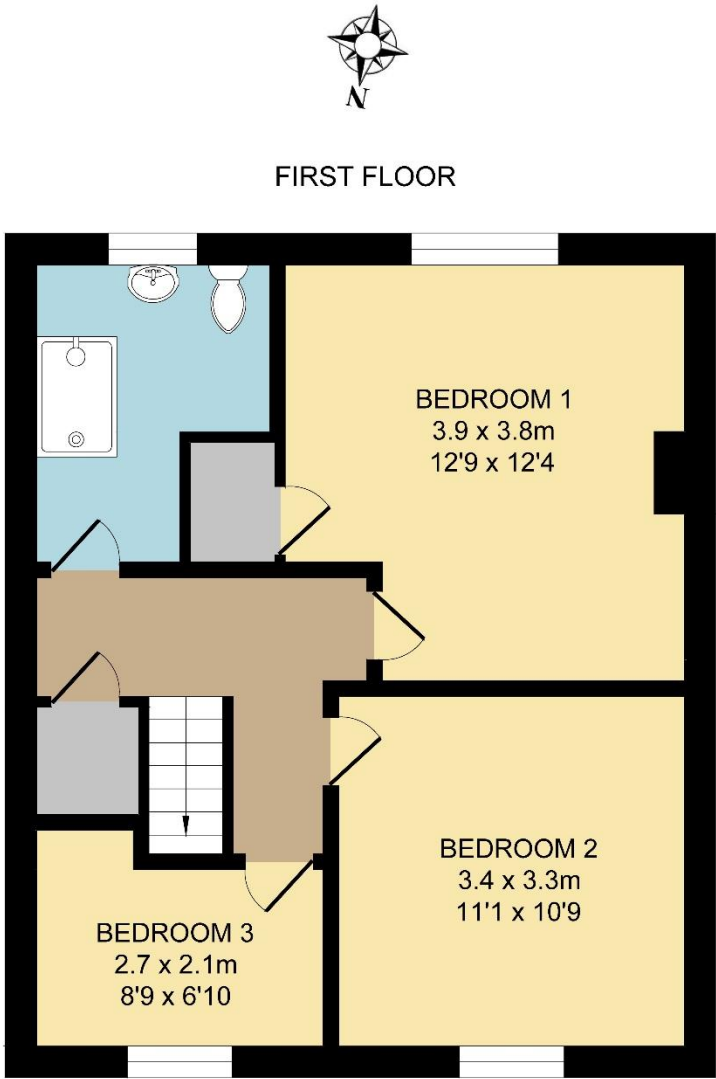
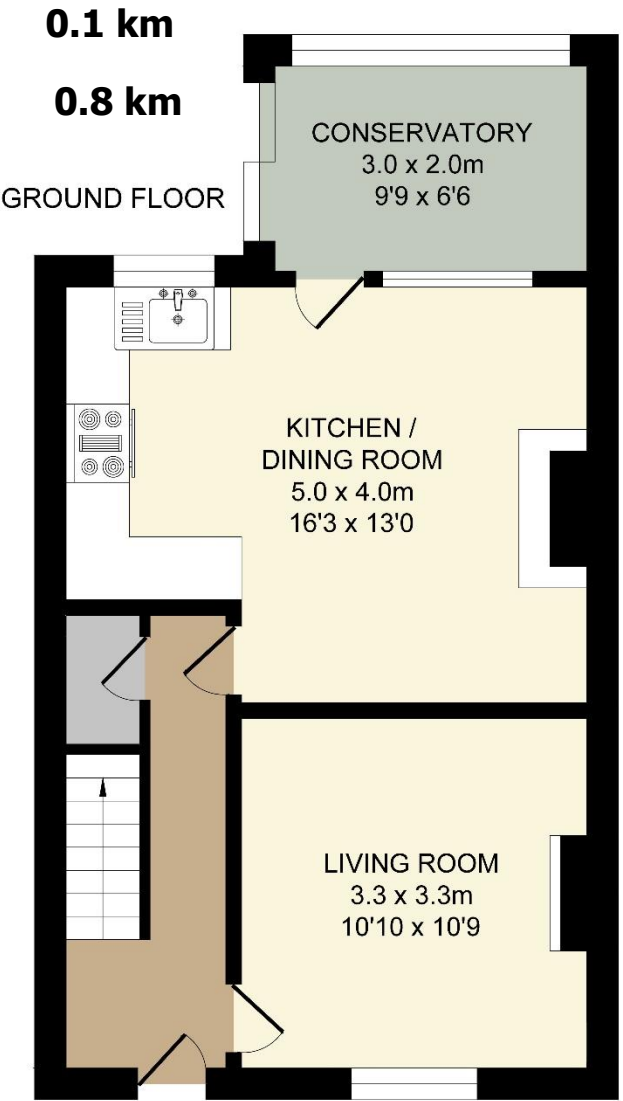
Council Tax Band: C £1931.56 pa

Nearest Bus stop: Craven Road

Nearest Train station: Newbury



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL APPROX. FLOOR AREA 88.0 SQ.M. (947 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

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

