



14 Russell Road Newbury Berkshire RG14 5LA



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**Guide Price £325,000 Freehold**

**A well presented two bedroom Victorian end terraced property 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, 24' Sitting/ Dining Room, 13' Kitchen. On the first floor there are Two Bedrooms plus Study/ Cot Room plus a Bathroom. Outside there is fantastic long south facing Garden laid mainly to lawn enclosed by small brick wall and panelled fencing. There is a side pedestrian gate. Gas Fired radiator central heating with a recently installed boiler and double glazing throughout.**

**No Ongoing Chain Immediate Completion Available.**

**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    £2159.16 pa

Nearest Bus stop: Craven Road    0.1 km

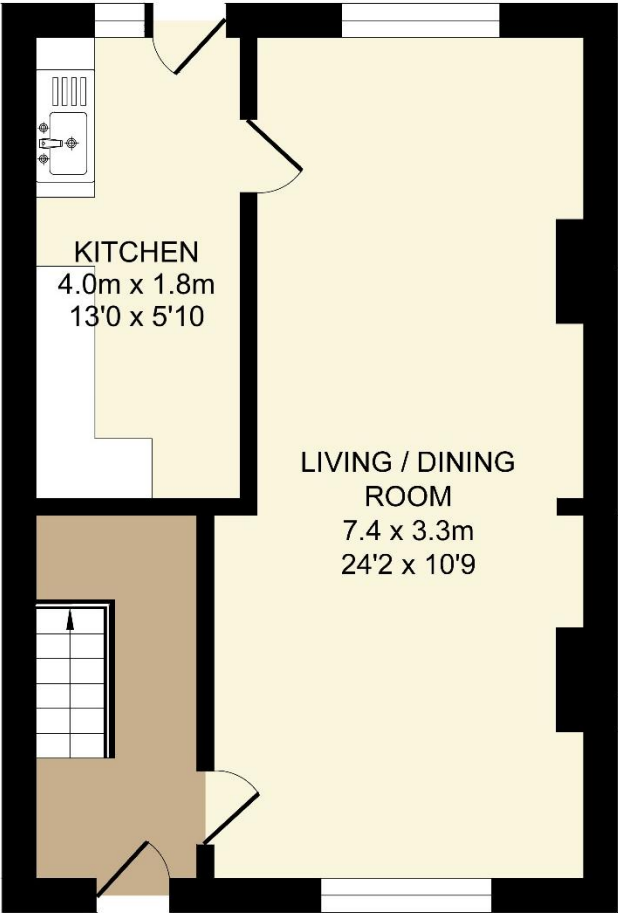
Nearest Train station: Newbury    0.8 km



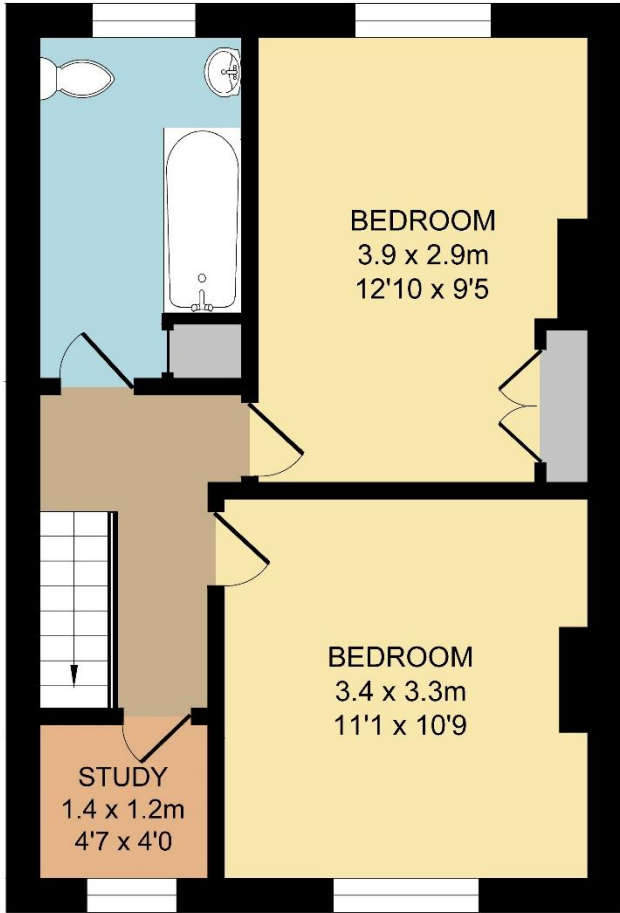
TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (775 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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



