



62 Enborne Road Newbury Berkshire RG14 6AH

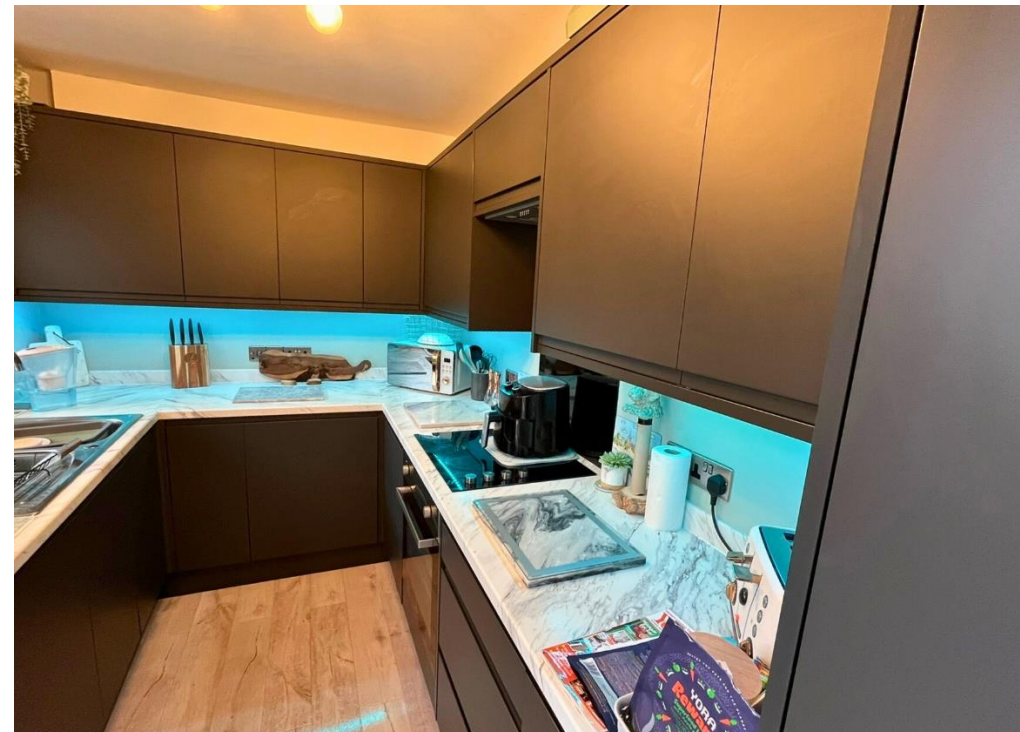
62 Enborne Road Newbury Berkshire RG14 6AH

Guide Price £325,000 Freehold

A deceptively spacious two-bedroom Victorian terraced property located in a convenient and sought-after location close to Newbury town centre, within a short walk of all its amenities such as the Market Pace and Parkway Shopping centre, supermarkets, doctors, dentists, restaurants, banking and two sought after primary and secondary schools. There are good transport links with the mainline railway station within walking distance, plus easy access to connect to the M4 & A34 road networks.

The property is presented in excellent order throughout and is of good proportion. Comprising Entrance Hall, Lounge, Dining Room with French doors leading to the secluded south facing Courtyard Garden, Fabulous Refitted Kitchen. On the first floor, there are Two Bedrooms plus the Bathroom. There is a staircase leading to a second-floor Loft Room. Gas-fired radiator central heating and double-glazing throughout. Offered with No Ongoing Chain

Directions: Leave Newbury via Bartholomew Street, proceeding over the railway bridge, then turning right into Pound Street. The road continues into Enborne Road. The property will be found on the left-hand side just before Buckingham Road.



Council Tax Band: C £2159.16 pa

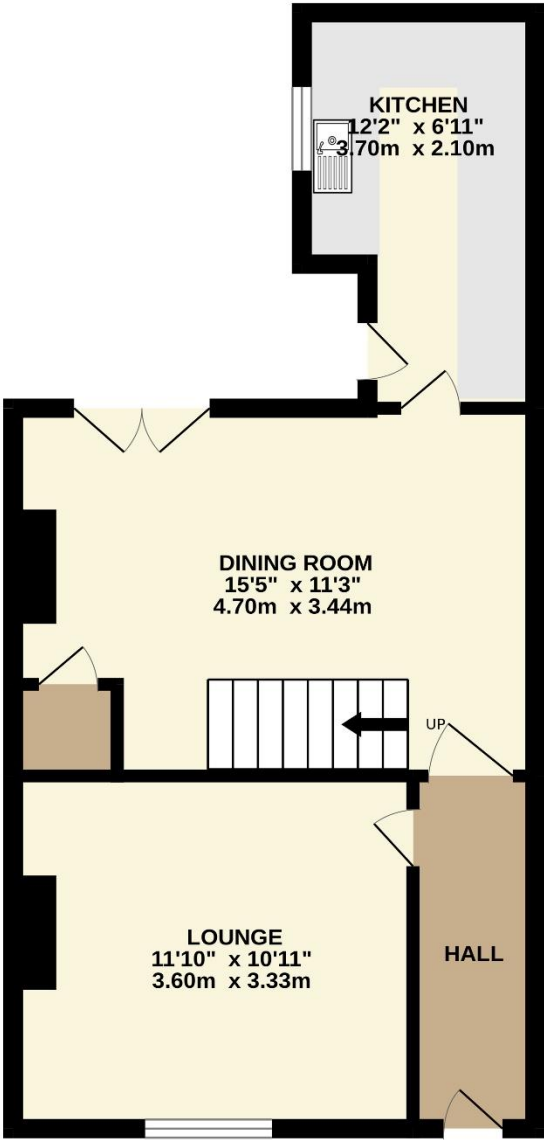
Nearest Bus stop: Enborne Road 0.0 km

Nearest Train station: Newbury 0.8 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
161 sq.ft. (14.9 sq.m.) approx.

TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

