



33 Greenacre Place, Newbury RG14 7GY
Price: £335,000

Features.

-  2
-  2
-  2

NO ONWARD CHAIN

Description. A smartly presented two bedroom, two bathroom terrace home in the far corner of this modern development on the south side of town close to Greenham Common. The house has been updated by the present vendor with new flooring and wooden panelling to walls and offers No Onward Chain.

Accommodation includes entrance hall, cloakroom, living room, kitchen/diner, main bedroom with en-suite shower room, further bedroom and bathroom. There is an attractive fully enclosed south facing rear garden and driveway parking for two cars with electric charging point.



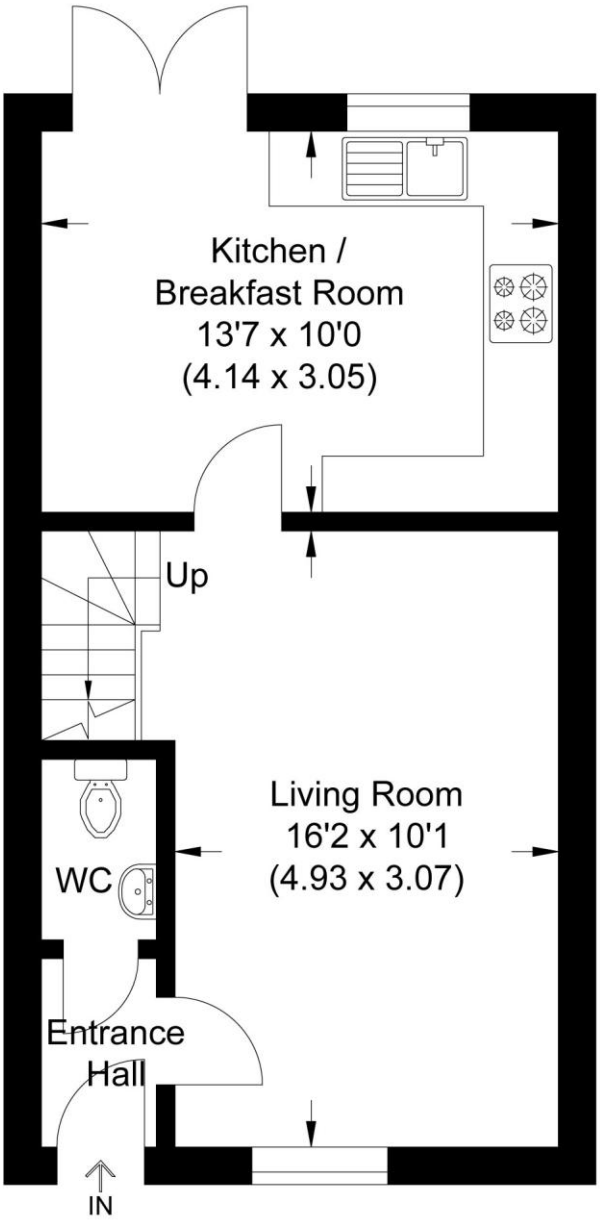
Location.

Built on a small development on the south side of Newbury the house has stunning walks and bike rides on nearby Greenham Common. The retail park and Tesco is within walking distance and falls within the Park House Secondary School catchment. The town and train station serving Reading, London Paddington and the west country are only a short drive way or approx a 20 minute walk and close to the major road links of the A339 and A34.

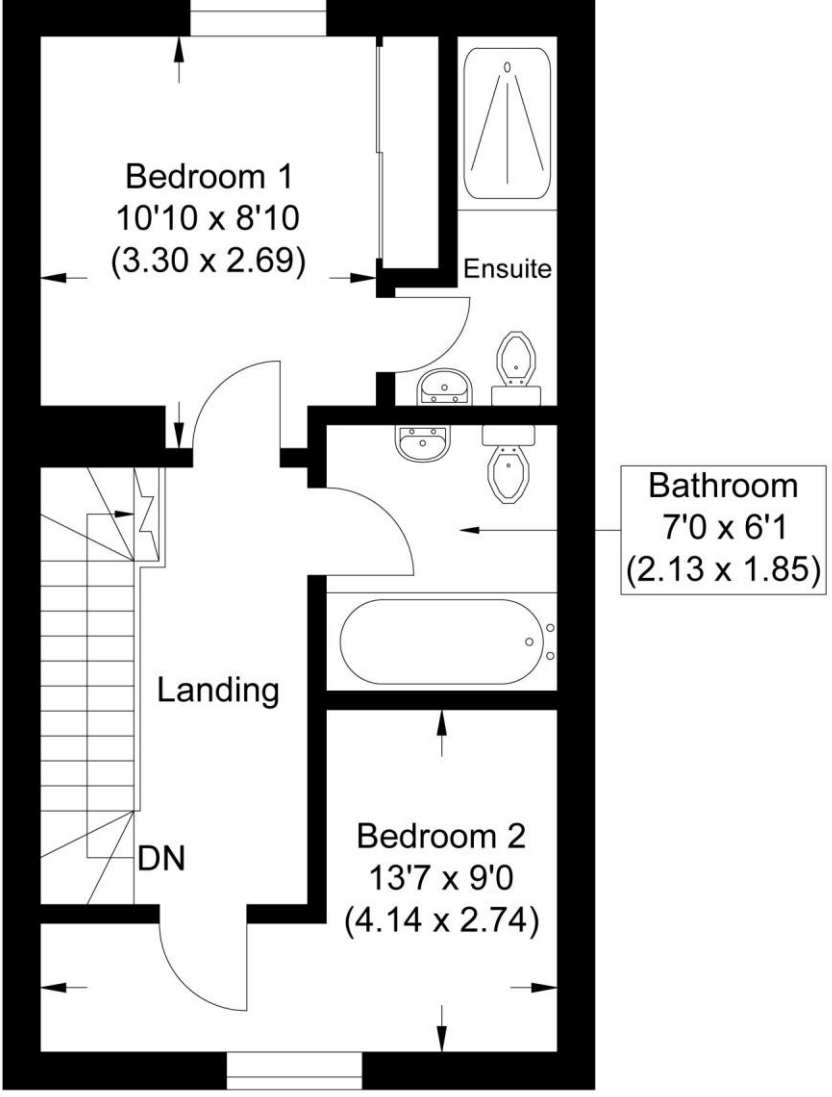
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre.



Approximate Gross Internal Area
68.50 sq m / 737.32 sq ft



Ground Floor




First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: B

COUNCIL TAX BAND: C
2026/2027: £2,268.74.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk