



23 Culver Road, Newbury RG14 7AR
Price: £525,000

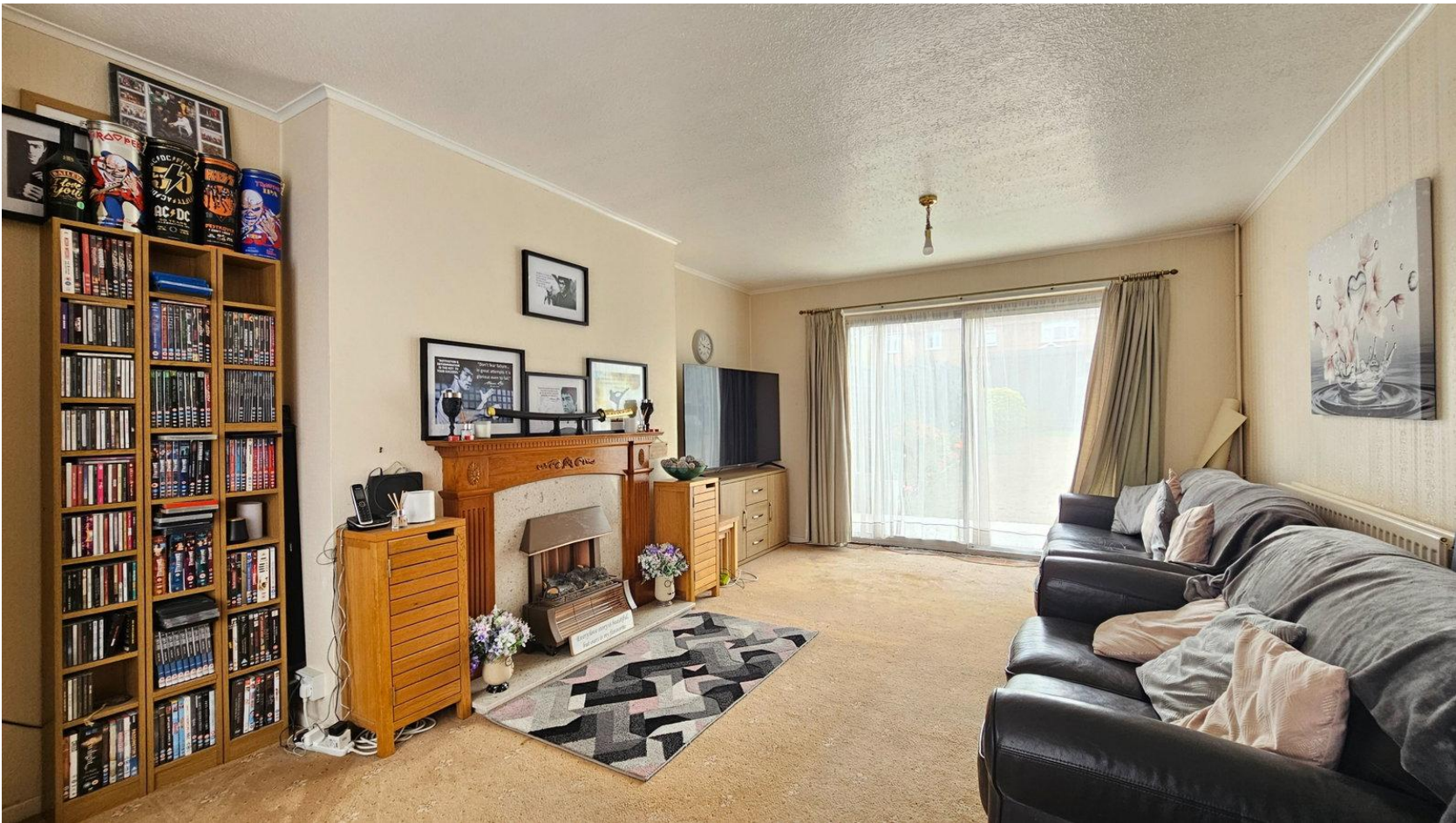
Features.

-  2
-  4
-  2

Description.

Located towards the end of a very quiet No Through Road, a good sized four bedroom semi detached home with the addition of an annexe to the side currently being used as a salon and ancillary accommodation. On the south side of town, within the St Bart's secondary school catchment the house offers a decent sized plot with a south facing garden and offers further potential to improve and extend (subject to usual planning consents).

The accommodation includes entrance hall, cloakroom, large dual aspect living room, dining room, kitchen, four bedrooms (three doubles) and family bathroom. The annexe consists currently of a utility room, study, large reception room (currently a salon) and smart shower room. The generous rear garden is south facing and there is driveway parking for several cars to the front.



Location.

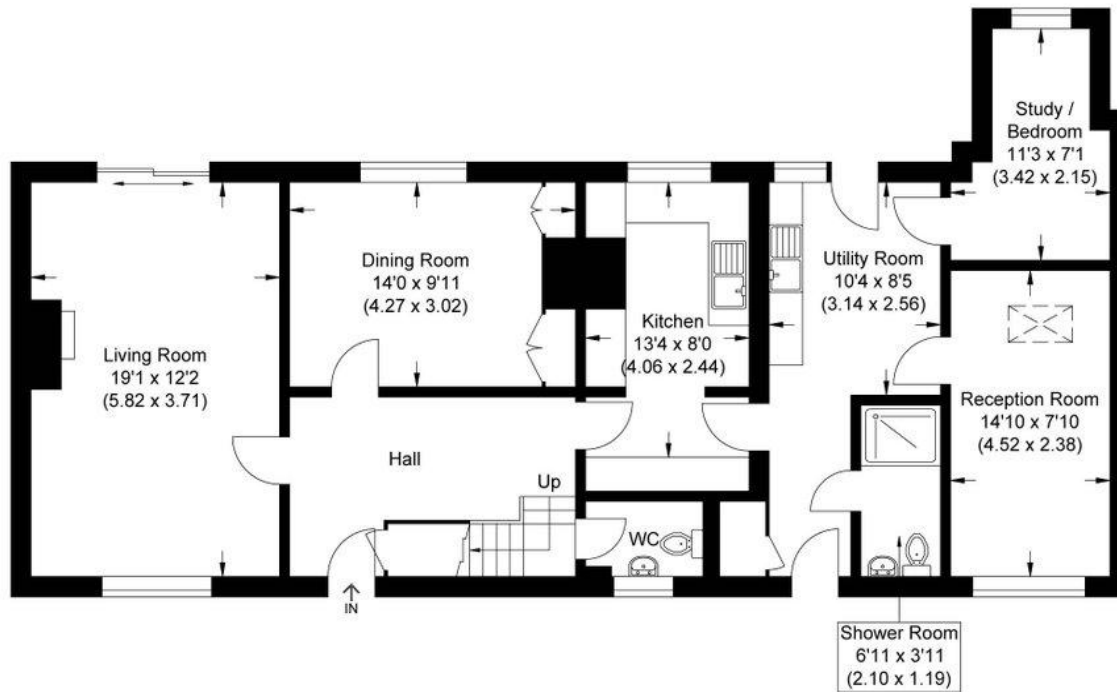
Culver Road is a quiet No Through Road located on the south side of Newbury off the very popular Wendan Road. It is within walking distance and catchment for St Bart's secondary school and also the train station and town centre beyond.

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. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

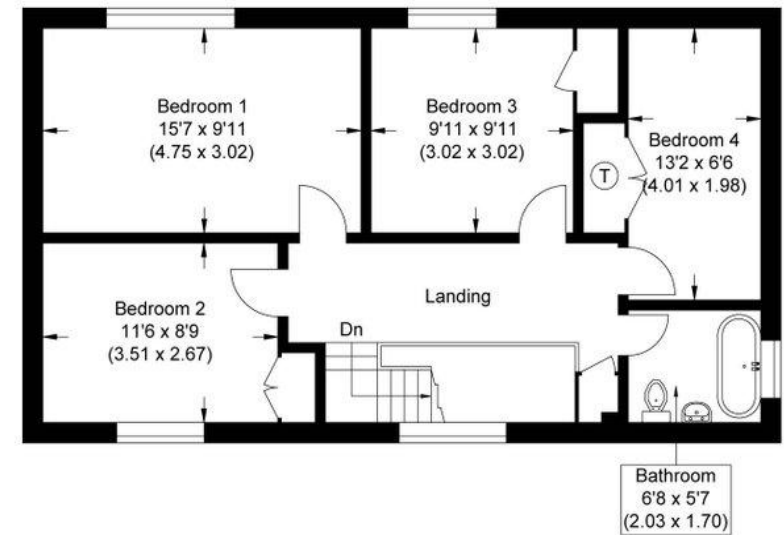




Approximate Gross Internal Area
159.78 sq m / 1719.85 sq ft

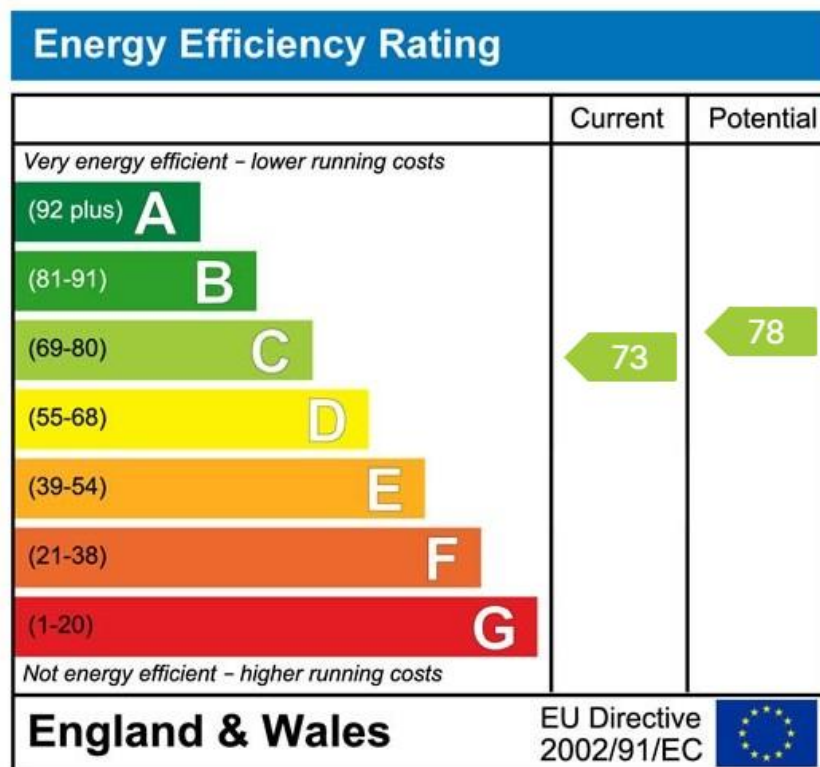


Ground Floor



First Floor

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



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: C

COUNCIL TAX BAND: E
2026/2027: £3,119.51.

TENURE: FREEHOLD

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

Alternatively, visit our website below to view all the details of this property online.

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

01635 523777

www.downer.co.uk