

DOWNER & CO

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1 Westgate Road, Newbury RG14 6BL

Price: £415,000

Features.

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Description.

NO ONWARD CHAIN

Extended three bedroom semi detached house, situated on this extremely popular residential road, within walking distance of the town centre, railway station and St Bart's secondary school. The property is in need of updating and offers excellent potential and could be extended further (subject to planning permission).

The accommodation comprises, entrance hall, dining room with bay-fronted window, large living/family room with patio doors to the rear garden, kitchen, two double bedrooms, further bedroom and bathroom. Benefits also include approx. 100ft rear garden, garage, driveway parking for several cars and gas central heating.

Viewings by appointment only.







Location.

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.



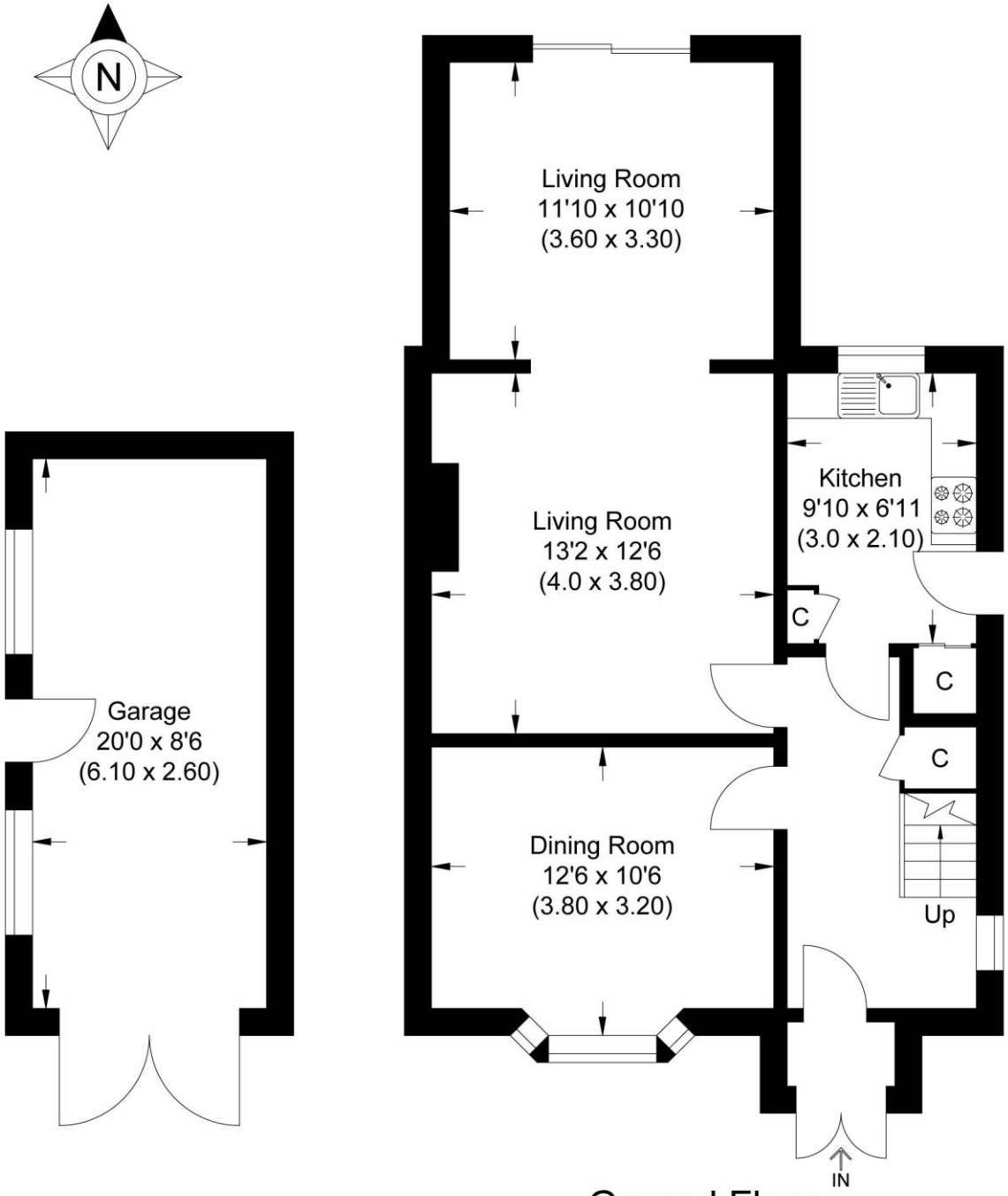




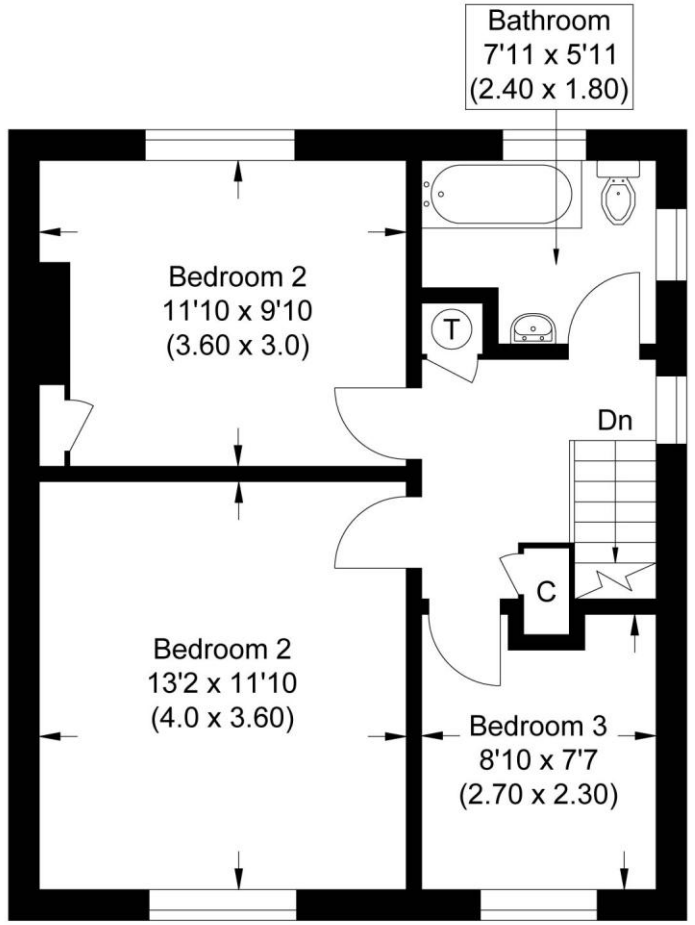


Approximate Gross Internal Area
99.81 sq m / 1074.34 sq ft
(Excludes Garage)

Garage Area 15.86 sq m / 170.71 sq ft



Ground Floor

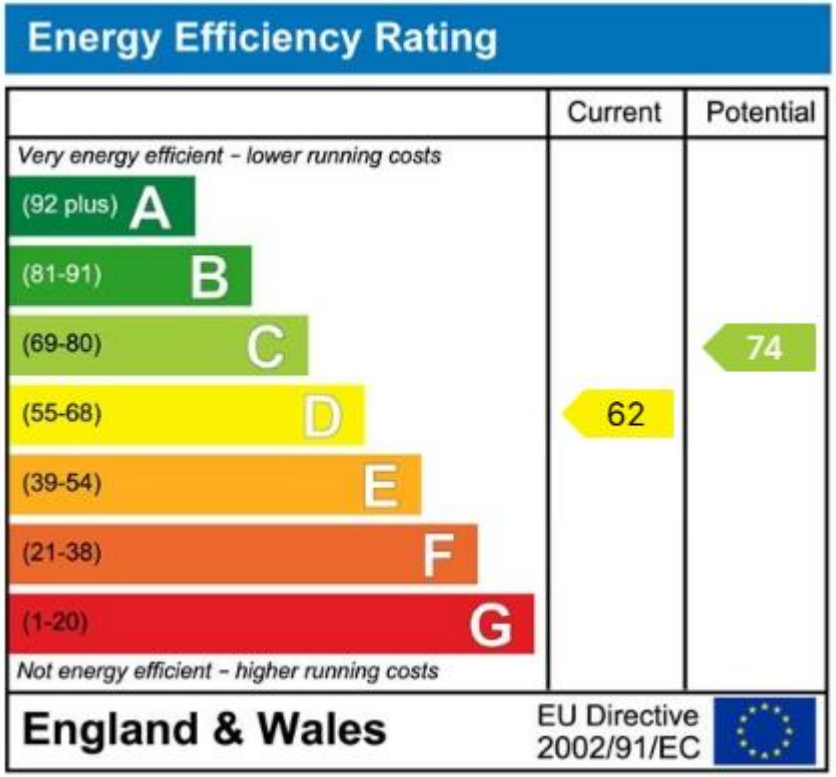


First Floor

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: D

COUNCIL TAX BAND: D
2026/2027: £2,552.33.

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.

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