



DOWNER & CO

TRUSTED SINCE 1988

84 The Oaks, Newbury RG14 7UY
Price: £325,000

Features.

-  2
-  3
-  2

NO ONWARD CHAIN

Description.

Located within walking distance of the retail park, town centre and mainline rail station to London Paddington, is a spacious, well presented three bedroom home. The well maintained property is also within easy reach of the A339, A34 and onto the M4 and is within Falkland and Park House schools catchments.

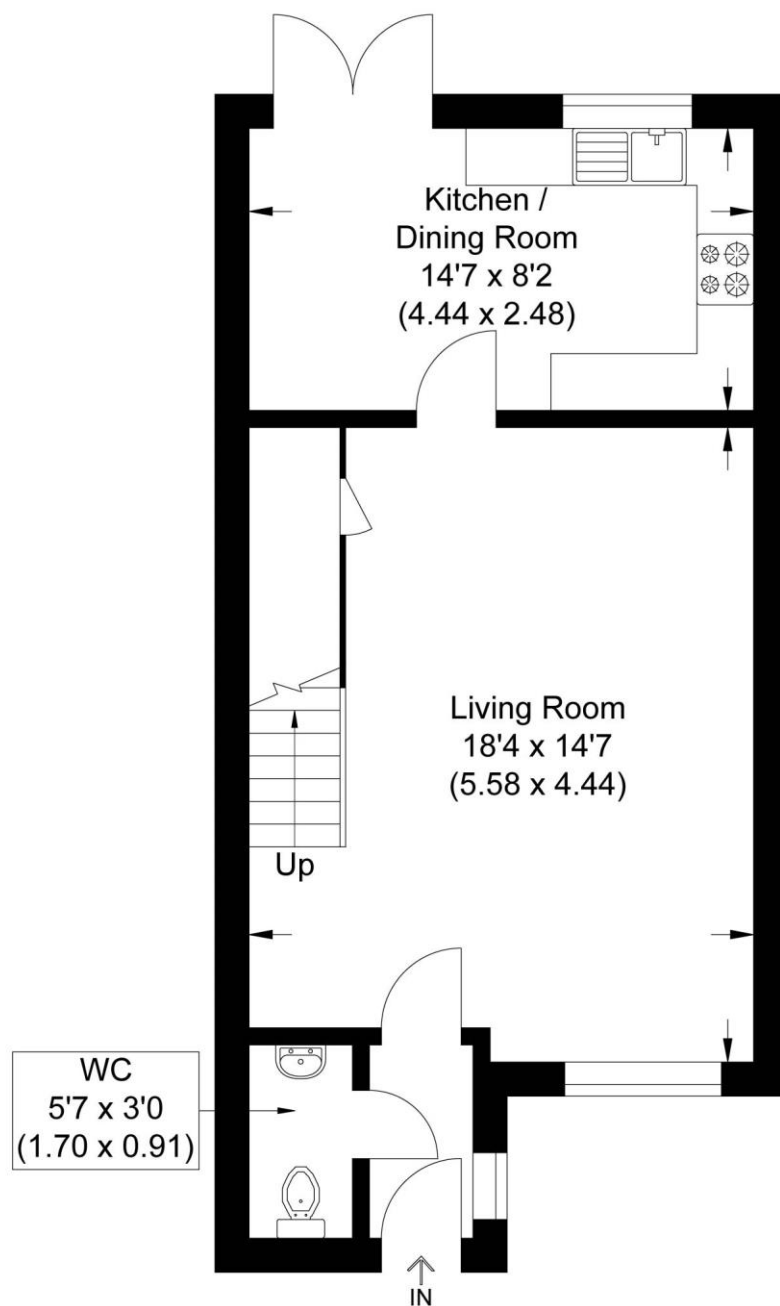
The accommodation consists of entrance lobby, cloakroom, kitchen/diner with french doors to the garden, good sized living room, master bedroom with en-suite, second double bedroom, third bedroom and family bathroom. Outside the rear garden has been prepared for a patio and there is access via a gate. To the front there is driveway parking. Benefits include upvc double glazing, and gas-fired central heating.



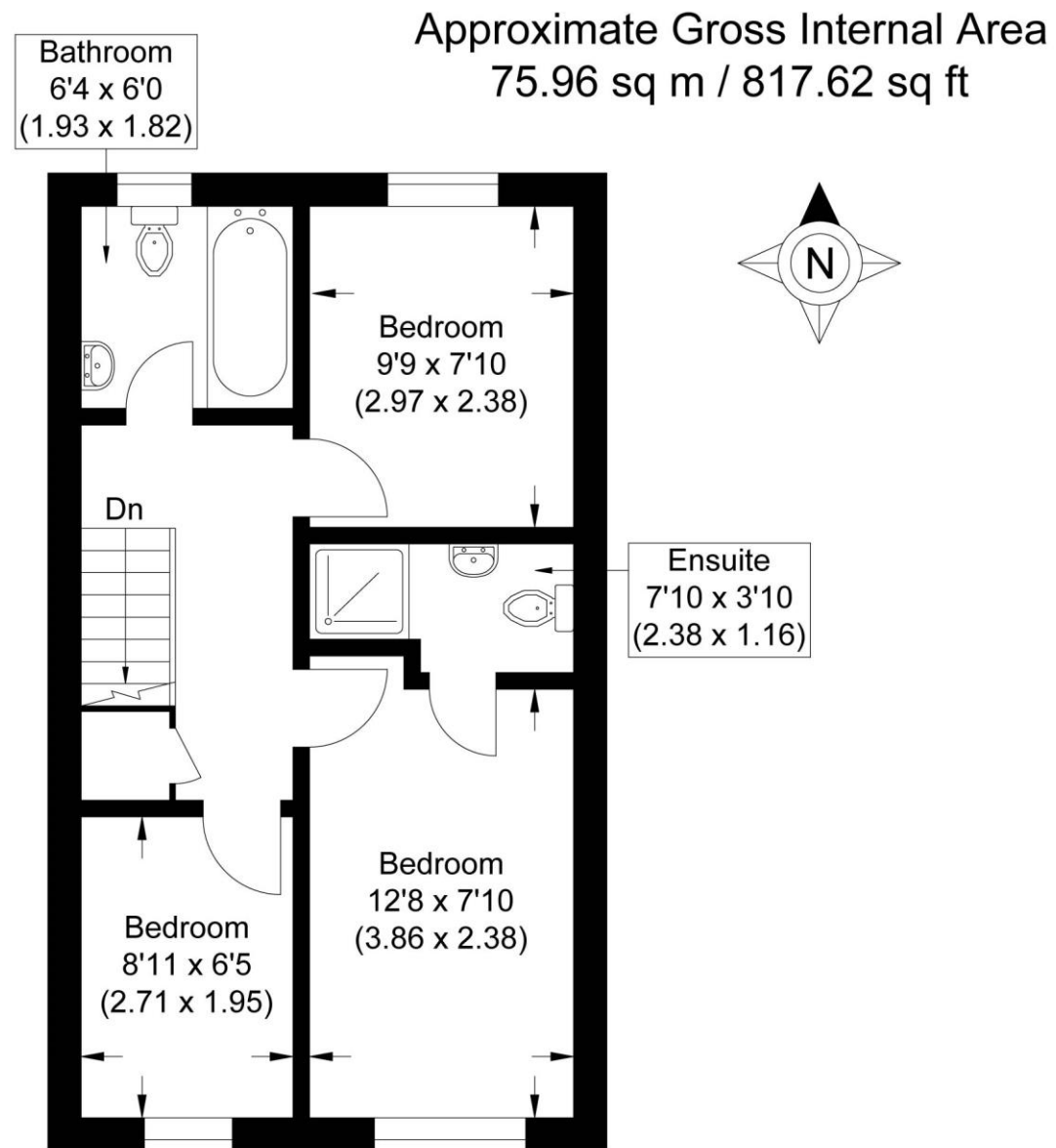
Location.

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.





Ground Floor



First Floor

Approximate Gross Internal Area
75.96 sq m / 817.62 sq ft

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



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| 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: C

COUNCIL TAX BAND: D
2025/2026: £2,425.72.

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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