



12 Westbourne Terrace, Newbury RG14 1NR  
Price: £325,000

Features.

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-  1
-  1

**NO ONWARD CHAIN**

**Description.** Tucked away in a terrace within a few minutes walk of the town centre and mainline rail station is a fully refurbished and improved one bedroom home with bonus loft room. The current owners have updated the entire property to a very high standard throughout to create a luxurious, spacious home.

The light accommodation consists of living room, dining room with wood burner, smart kitchen, master bedroom, lovely large bathroom, and bonus room in the loft. Outside, the garden has been used and maintained by the owners for years. Technically the garden is owned by West Berks Council and is available to purchase, or simply used as a garden. West Berks Council has agreed they will not cease the use of the garden land from their prospective properties. Please contact Downer & Co for further information. Benefits include double glazing, gas-fired central heating, and brand new white goods that will stay with the property.

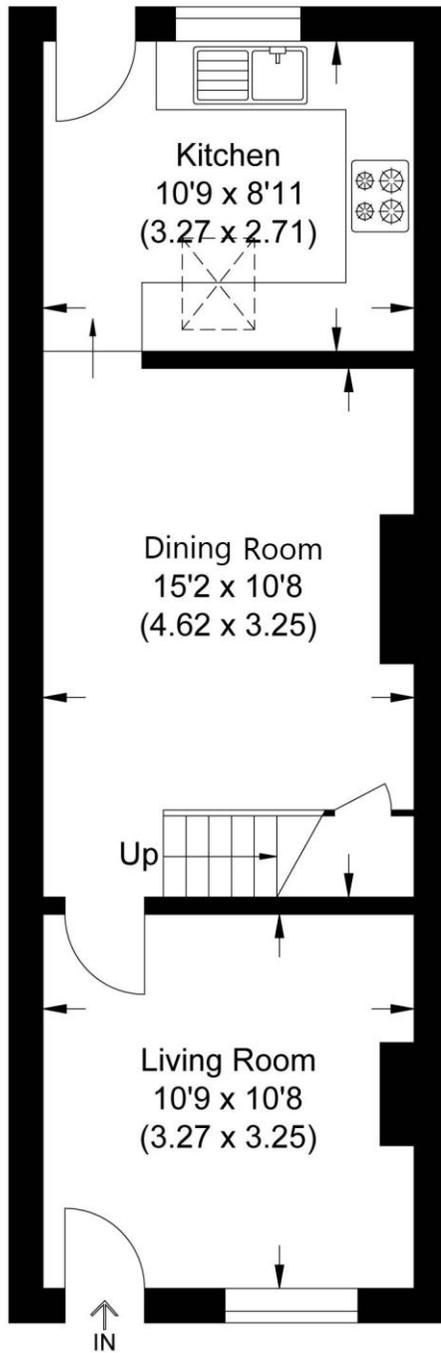
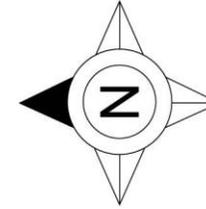


**Location.**

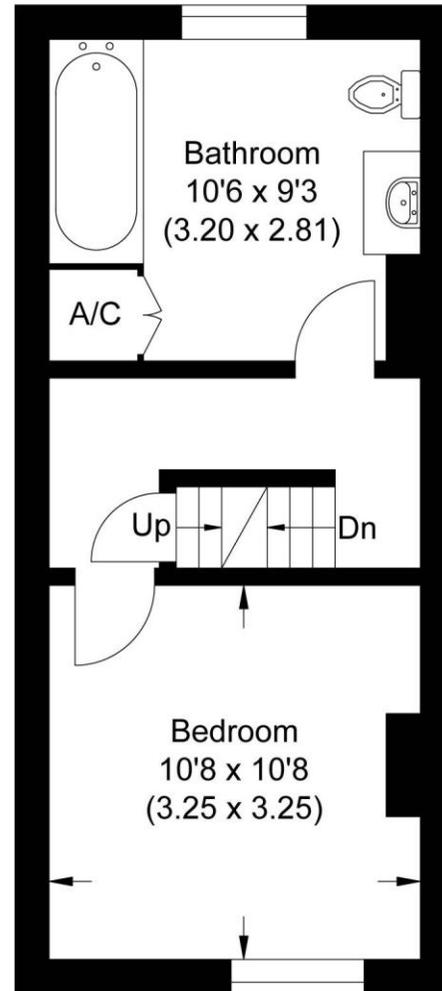
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn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



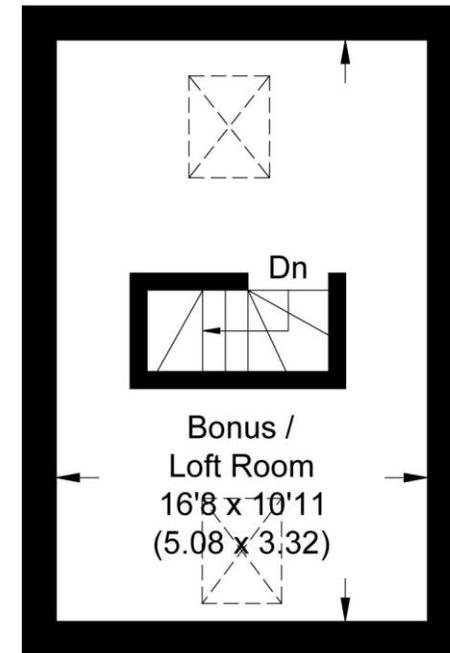
Approximate Gross Internal Area  
78.55 sq m / 845.50 sq ft



Ground Floor

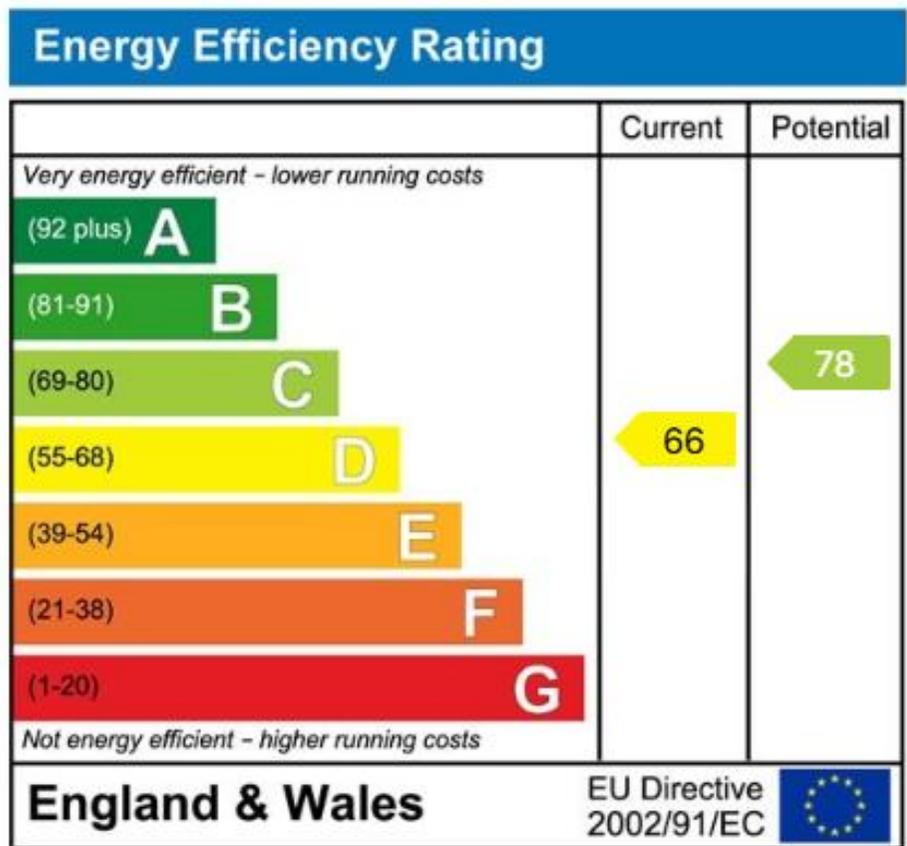


First Floor



Loft

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: C**  
2025/2026: £2,156.19.

**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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