




6 Addison Gardens, Newbury RG14 2FR  
Price: £475,000

**Features.**

-  1
-  3
-  2

**Description.**

A very smart three bedroom semi detached home located at the end of a small private road of only seven homes. In pristine show home condition this stunning home has been well cared for and has the added extras of a media wall with in-built TV and feature electric fireplace, smart home panel to control the house remotely and an electric awning with feature lighting.

The accommodation includes entrance hall, cloakroom, open plan downstairs living/dining/kitchen with all built-in appliances and french doors leading out to the garden, master bedroom with projector and screen and en-suite shower room, two further bedrooms and spacious family bathroom. Outside offers a private south facing garden with extended patio area for entertaining, attached single garage with electric door and access to the garden with smart gravel driveway parking to the front for numerous vehicles.



**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.

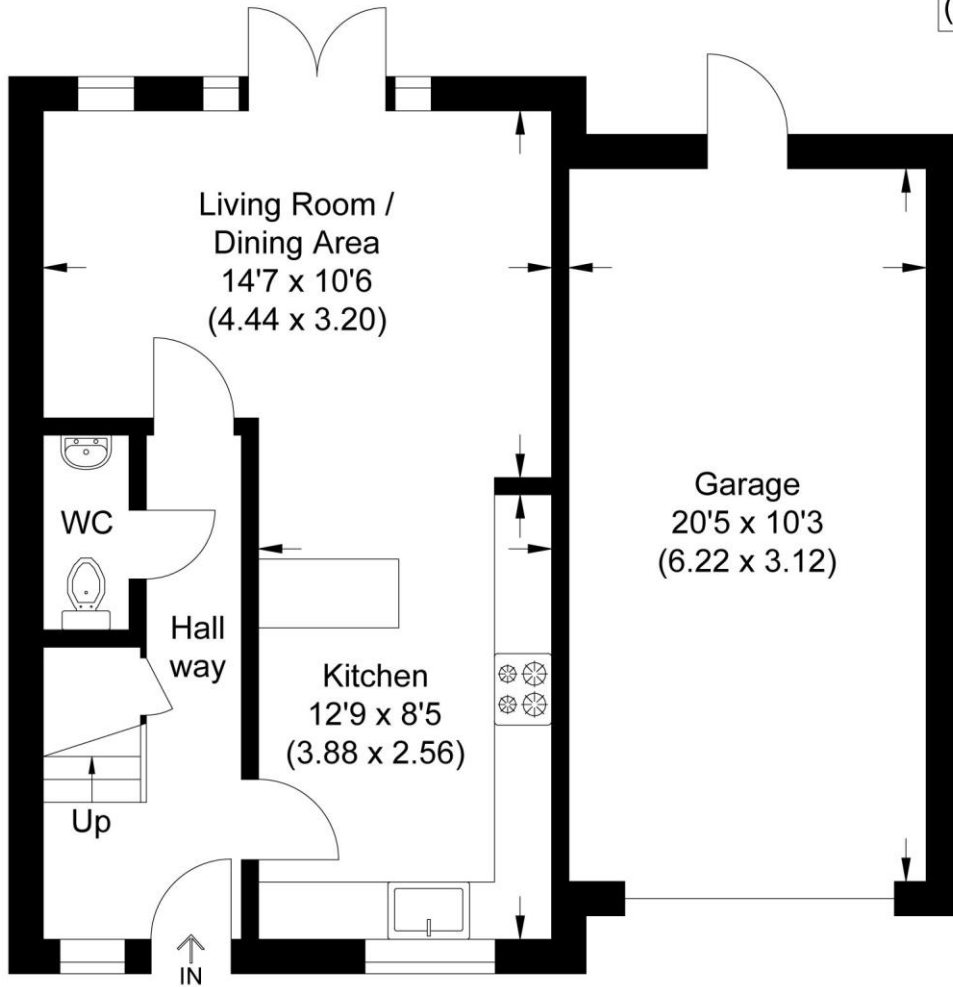




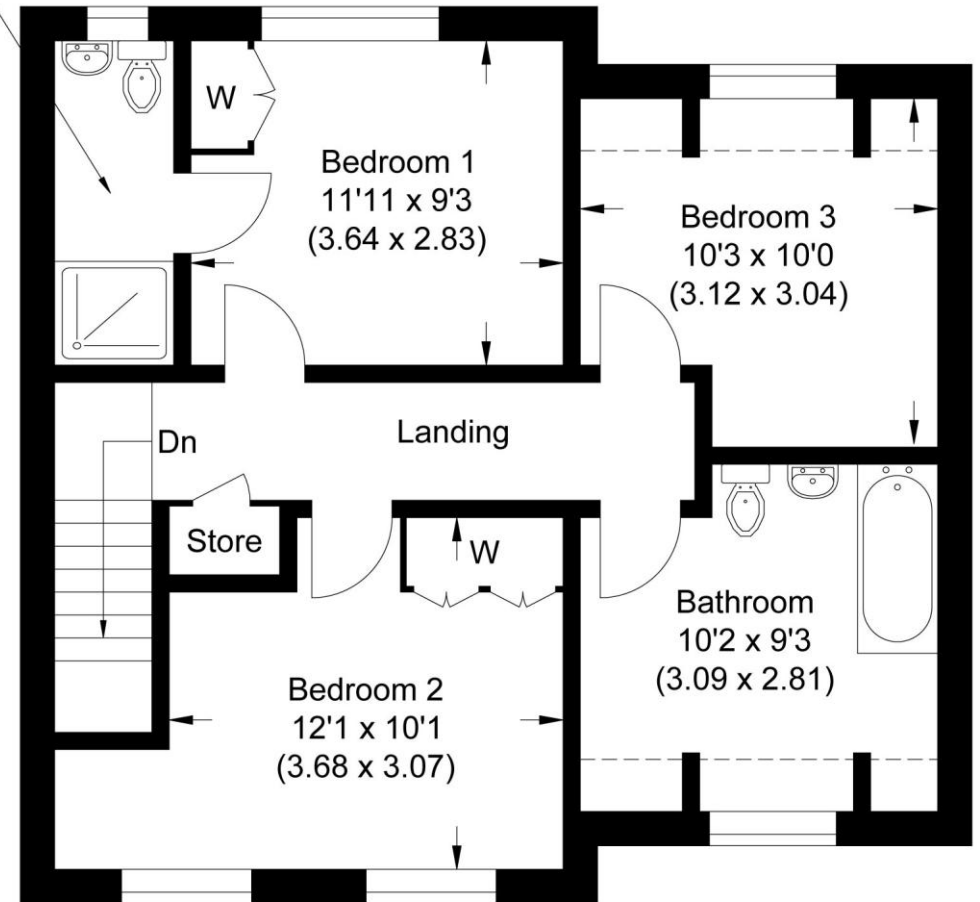
Approximate Gross Internal Area  
104.88 sq m / 1128.91 sq ft  
(Including Garage)  
Garage Area 19.41 sq m / 208.92 sq ft

Ensuite  
9'2 x 3'5  
(2.79 x 1.04)

----- Restricted Height



Ground Floor



First Floor

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	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: D**  
2026/2027: £2,552.33.

**TENURE: FREEHOLD**

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

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