



54 The Oaks

Newbury, Berkshire, RG14 7UX

marc allen

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Guide £395,000

A distinctive three storey town house situated in convenient location on the southern side of Newbury.

Description

The property has gas to radiator heating, together with double glazing, and the flexible accommodation includes good hall space with storage, a downstairs cloakroom and a useful utility room with access to the garden. There is also a ground floor bedroom. Stairs rise to the first floor where there is a generous sitting room and a kitchen with integrated appliances and space for a table. A further staircase leads to the top floor where there are two double bedrooms both of which have ensuites and built in wardrobes. Outside there is a garage, a block paved driveway and an enclosed low maintenance garden at the rear.

Newbury

Newbury is a market town in the valley of the river Kennet. Newbury lies on the edge of the Berkshire Downs, part of the North Wessex Downs Area of outstanding natural beauty. There are lots of independent high street shops, restaurants, walking and cycling trails. It's also the home of Newbury Racecourse, Donnington Castle, the Corn Exchange and The Watermill Theatre, and nearby Highclere Castle (of Downton Abbey fame!). There is

also a train service to London Paddington and the M4 can be joined at J13.

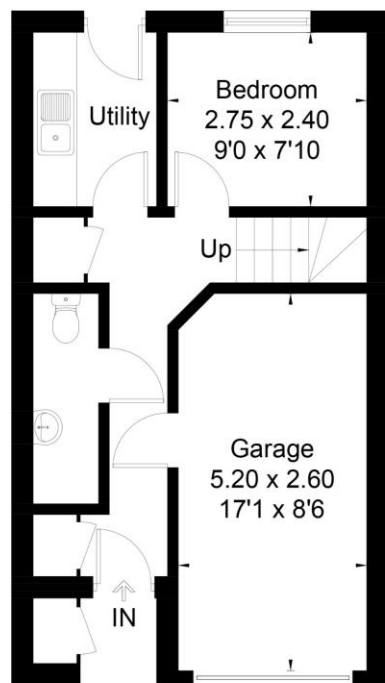
Directions

From our office, turn right down the High Street and right at the Bear Hotel, follow along the A4 towards Newbury. Take the 1st exit at the Western Avenue roundabout onto the A339. Go straight over at the next two roundabouts, and then take the third exit at the next two roundabouts onto Newtown Road. Then take the second left into The Oaks, and no.54 will be found straight ahead.

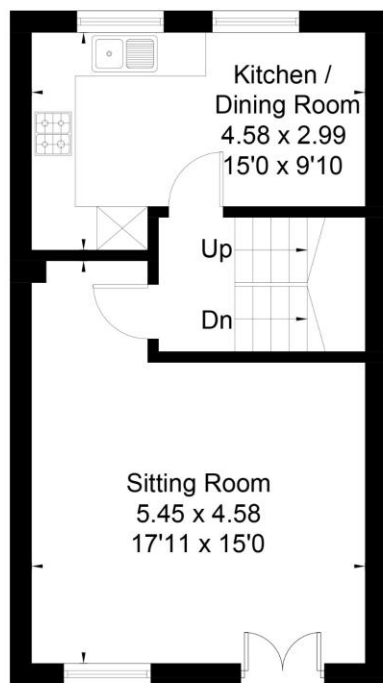
- Entrance Hall
- Cloakroom
- Utility Room
- Kitchen/Dining Room
- Sitting Room
- Three Bedrooms
- Two Ensuite Bathrooms
- Garage
- Driveway
- Low Maintenance Garden
- Gas to Radiator Heating



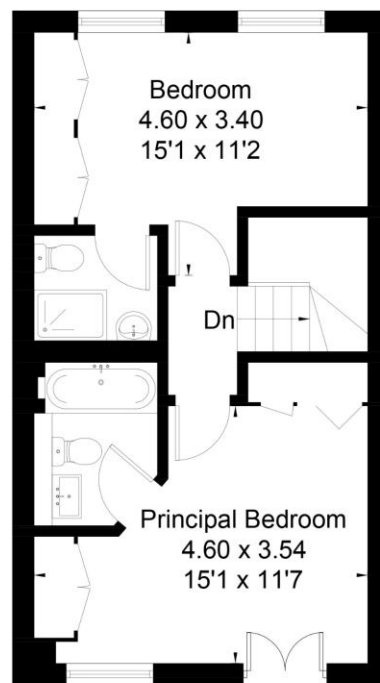
Approximate Floor Area = 118.3 sq m / 1273 sq ft
 Store = 0.5 sq m / 5 sq ft
 Total = 118.8 sq m / 1278 sq ft (Including Garage)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103059



To view this property call Marc Allen Estate Agents on **01488 685353**

Door To

Entrance Hall

Built in cupboard. Airing cupboard with hot water tank and immersion heater. Telephone point. Radiator. Door to:-

Cloakroom

With a wc. (There is also a wash hand basin that requires connection and a shower area that needs to be completed.)

Utility Room

With a single drainer sink unit and mixer tap, wall and base units, plumbing for automatic washing machine and appliance space. Wall mounted gas fired boiler for domestic hot water and central heating. Radiator. Door to garden.

Ground Floor Bedroom

Radiator.

Stairs give access to first floor landing

Kitchen/Dining Room

Fitted with a range of light wood effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, gas hob and extractor over. Integrated dish washer, fridge and freezer. Tiled surrounds. Radiator. Space for a table and chairs.

Sitting Room

Two radiators. Tv aerial point. Doors to a Juliette balcony.

Staircase gives access to top floor landing

Bedroom

Built in wardrobes and cupboards. Radiator. Doors to a Juliette balcony.

En Suite Shower Room

A white suite comprising panelled bath with a shower over and screen. Wall mounted wash hand basin and wc. Extractor fan. Tiled floor and surrounds. Heated towel rail.

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Bedroom

Built in wardrobes. Radiator.

En Suite Shower Room

With a shower enclosure, wall mounted wash hand basin and wc. Radiator. Extractor fan. Electric shaver point.

Garage

With a metal up and over door. Light and power.

At the front of the property is

A block paved driveway with a pathway to the house, laurel hedging and decorative railings.

At the rear of the property is

A paved patio area leading to an enclosed low maintenance style gravelled garden. Outside light and tap.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.