



Features.

-  2
-  2
-  1

Description.

Much larger than it looks! Tucked away in a small cul-de-sac is a two double bedroom home with a large conservatory and good sized garden. The house has been well maintained by the current owners inside and out. Locally there are miles of footpaths, the mainline rail station to London Paddington at the Racecourse is not far, and the town centres of Newbury and Thatcham are close by.

The light accommodation consists of entrance hall, kitchen, living room, dining room, cloakroom, master bedroom, further double bedroom and family bathroom. Benefits include upvc double glazing, gas-fired central heating and allocated parking immediately outside the house for two vehicles.



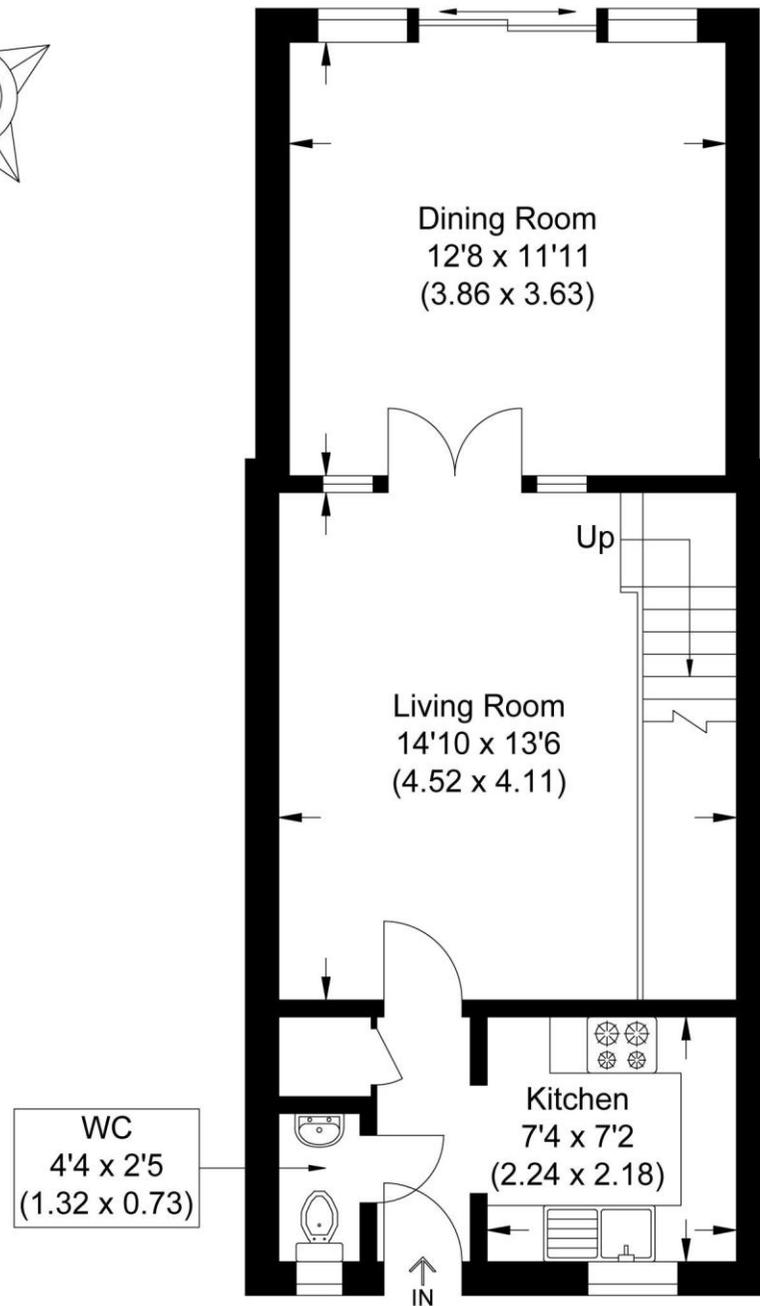
Location.

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.

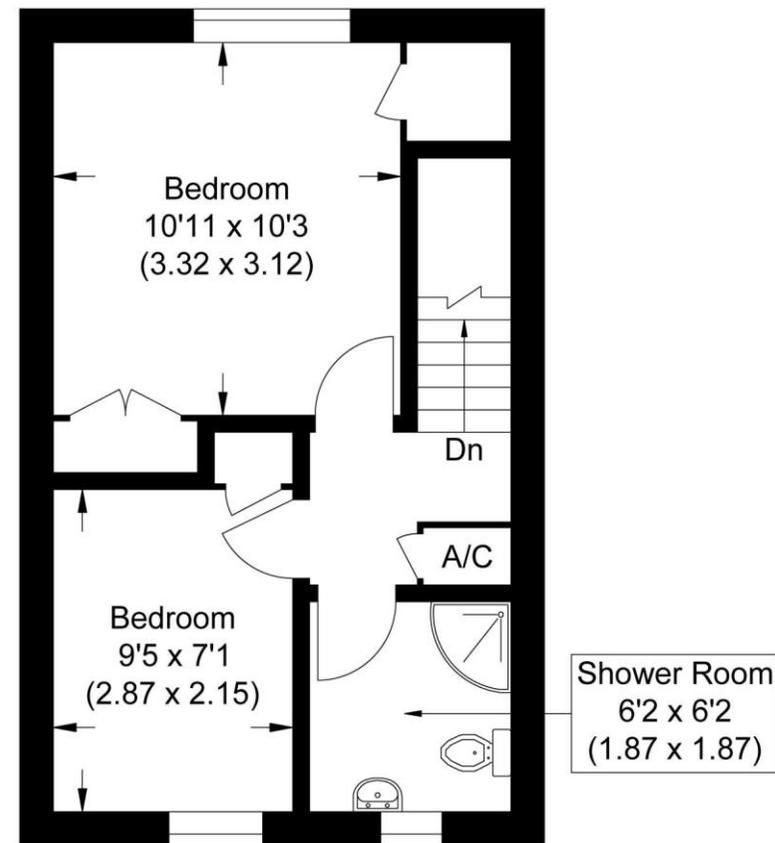




Approximate Gross Internal Area
72.03 sq m / 775.32 sq ft

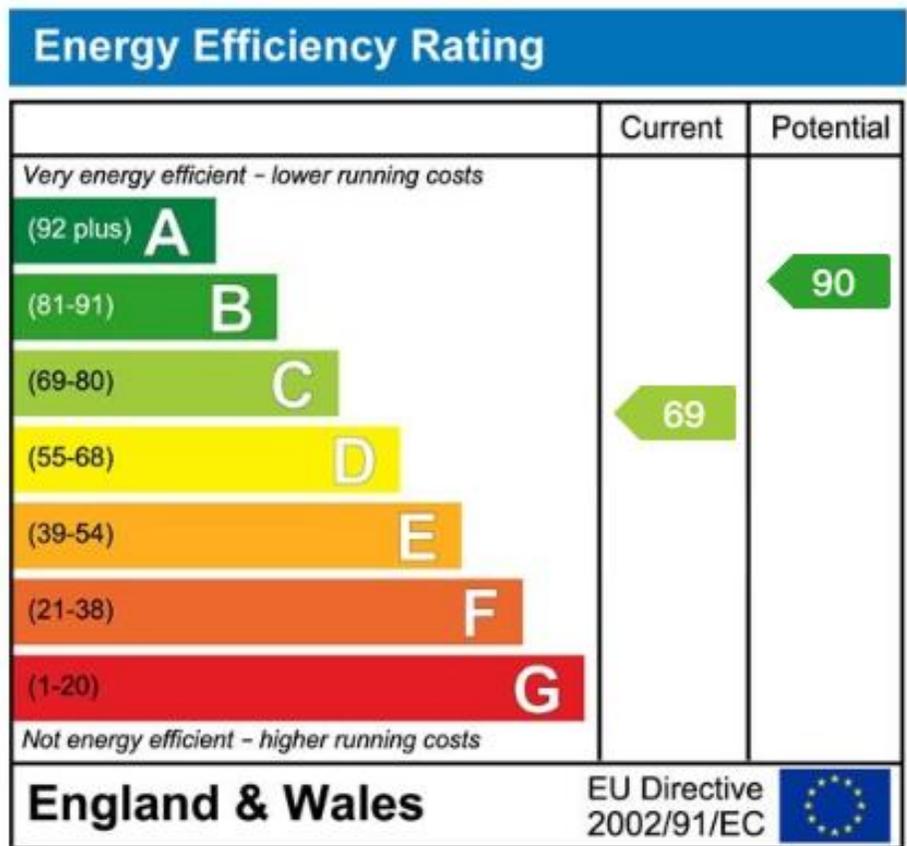


Ground Floor



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: C

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk