





★ AI-generated content



2 Phoenix Walk, Newbury RG14 6TD  
Price: £369,950

**Features.**

-  2
-  3
-  1

**Description.** Immaculately presented three bedroom mid-terraced house, overlooking the green, ideally situated in the desirable Wash Common area, to the south of Newbury, within walking distance of the local park, shops, doctors/dentist surgery, Falkland primary school and Park House secondary school.

The accommodation comprises entrance hall, cloakroom, living room, kitchen/dining room with patio doors opening to the rear garden, two double bedrooms, further bedroom and bathroom. Benefits also include private rear garden, garage in a nearby block and gas central heating.

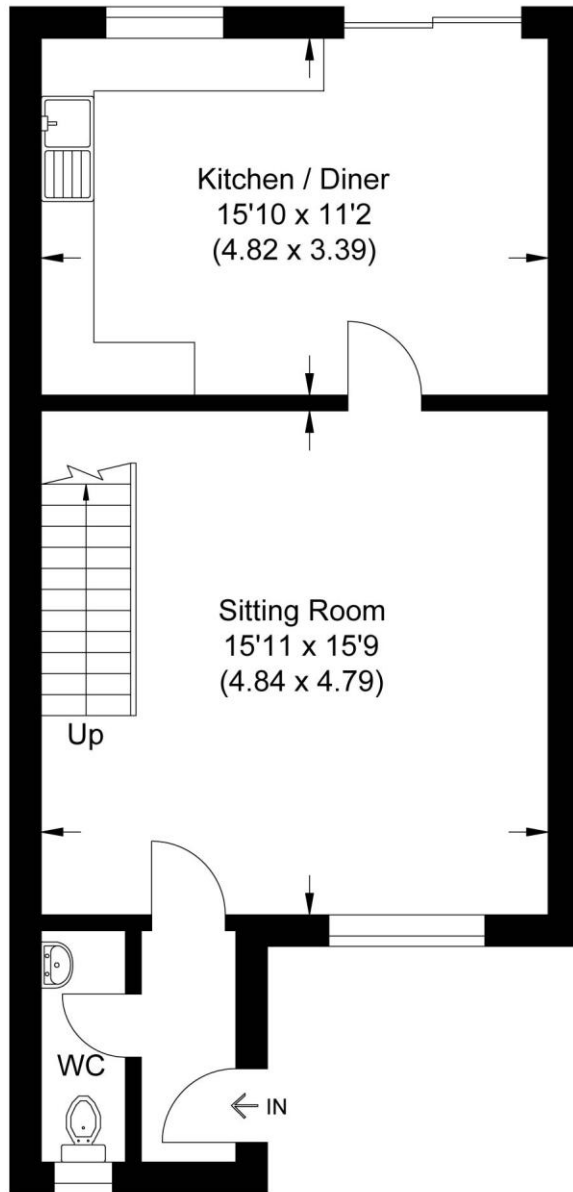


**Location.**

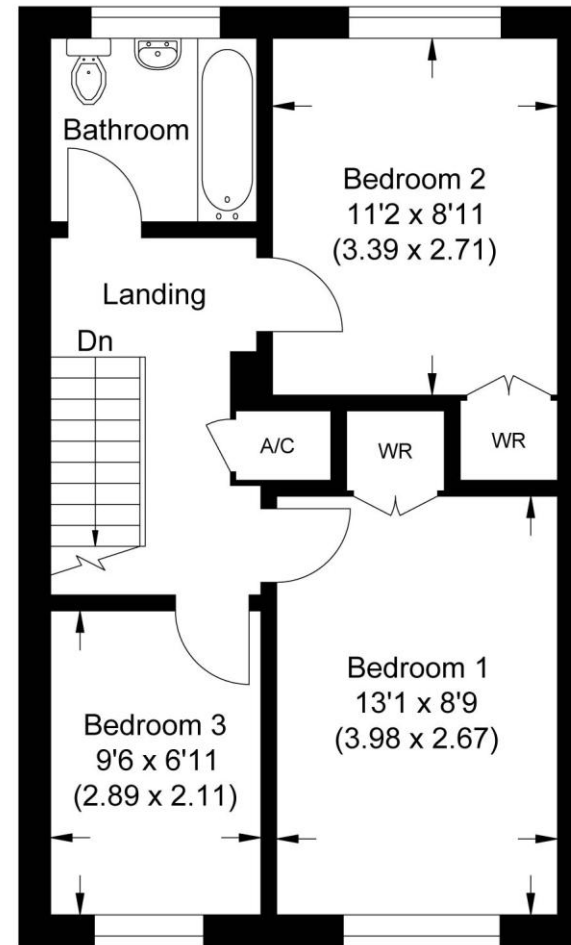
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn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



Approximate Gross Internal Area  
84.16 sq m / 905.89 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: TBC**

**COUNCIL TAX BAND: C**  
**2026/2027: £2,268.74.**

**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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