



☆ AI-generated content

80 Russell Road, Newbury RG14 5LA
Price: £390,000

Features.

- 2
- 3
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Description.

A stunning three double bedroom Victorian terraced home in the very popular Westfields area of Newbury, close to the canal and easy walk to the train station and town centre. It has been updated partly by the current vendors including a smart and spacious bathroom with separate shower whilst still retaining a lovely feeling of character.

The accommodation includes open entrance porch, living room, dining room, kitchen, rear lobby, cloak/utility room, two first floor double bedrooms and bathroom with a loft conversion providing a further double bedroom and en-suite basin and WC. Outside there is a south facing garden and on street parking.

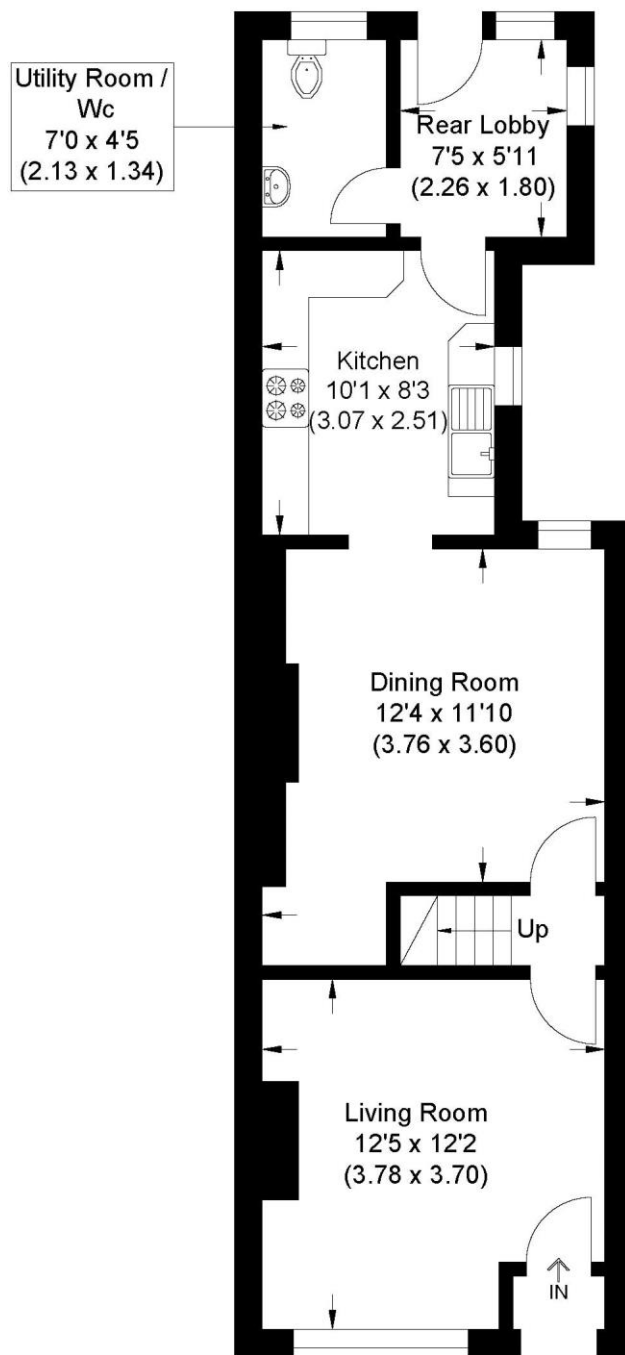


Location.

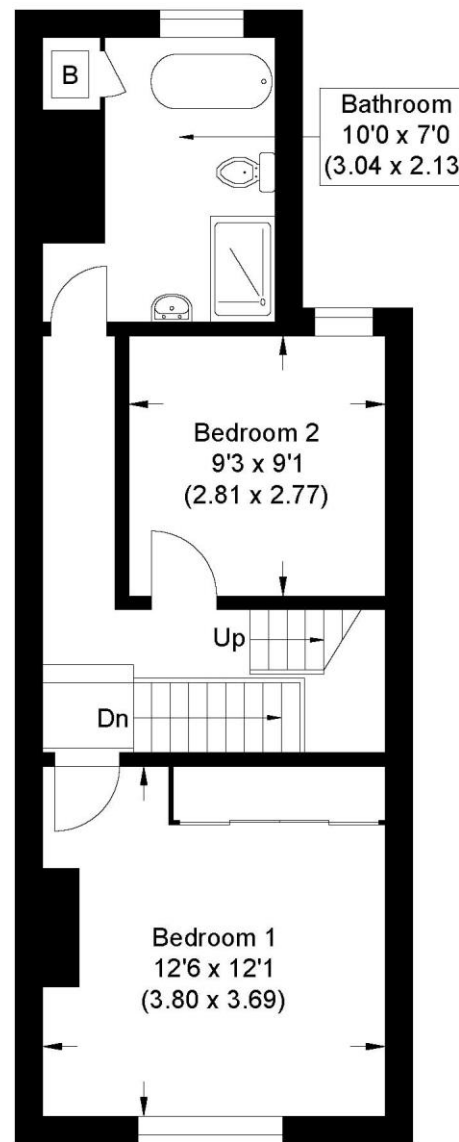
Westfields is an extremely popular area of Newbury, due west of the town. Russell Road is close to the canal offering lovely walks both into the town centre and countryside and the train station is also walkable.

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.

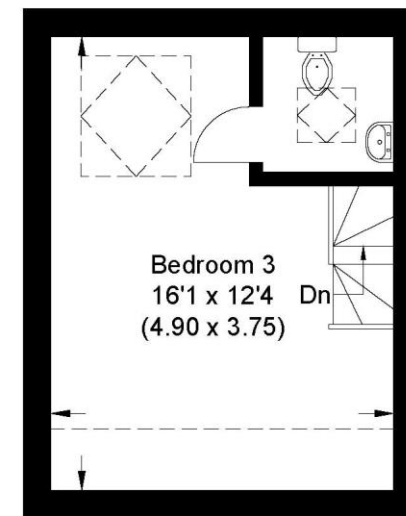




Ground Floor



First Floor




Second Floor

Approximate Gross Internal Area
104.06 sq m / 1120.09 sq ft

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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: 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.

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