



16 Cleveland Grove Newbury Berkshire RG14 1XF

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Guide Price £399,950 Freehold

A modern three-bedroom townhouse set in the heart of Newbury town centre. Located in a very convenient location on the doorstep of all the town's facilities, yet adjacent to the open space of Northcroft Park and the Kennet and Avon Canal. Boasting good-sized accommodation including Entrance Hall, Cloakroom, 21' Living/Dining Room leading onto the private well-tended rear Garden, and Kitchen. To the first floor, there are three generously sized Bedrooms with an en-suite shower room to the Master Bedroom and a family bathroom. Integral Single Garage plus Ample block paved Driveway Parking, and to the rear is a secluded lawned garden with numerous flower and shrub borders with a paved patio area. Gas radiator, central heating, and UPVC double-glazed windows.

Offered with No Ongoing Chain and Viewing is Highly Recommended to avoid Disappointment

Directions: Leave Newbury town centre on Northbrook Street. Turn right onto West Street. At the junction, turn right into Strawberry Hill and then left into Cleveland Grove. Take the first right into a cul-de-sac and the property will be found on the left-hand side.

Council Tax Band: D £2552.33 pa

Nearest Bus stop: Old Bath Road 0.2 km

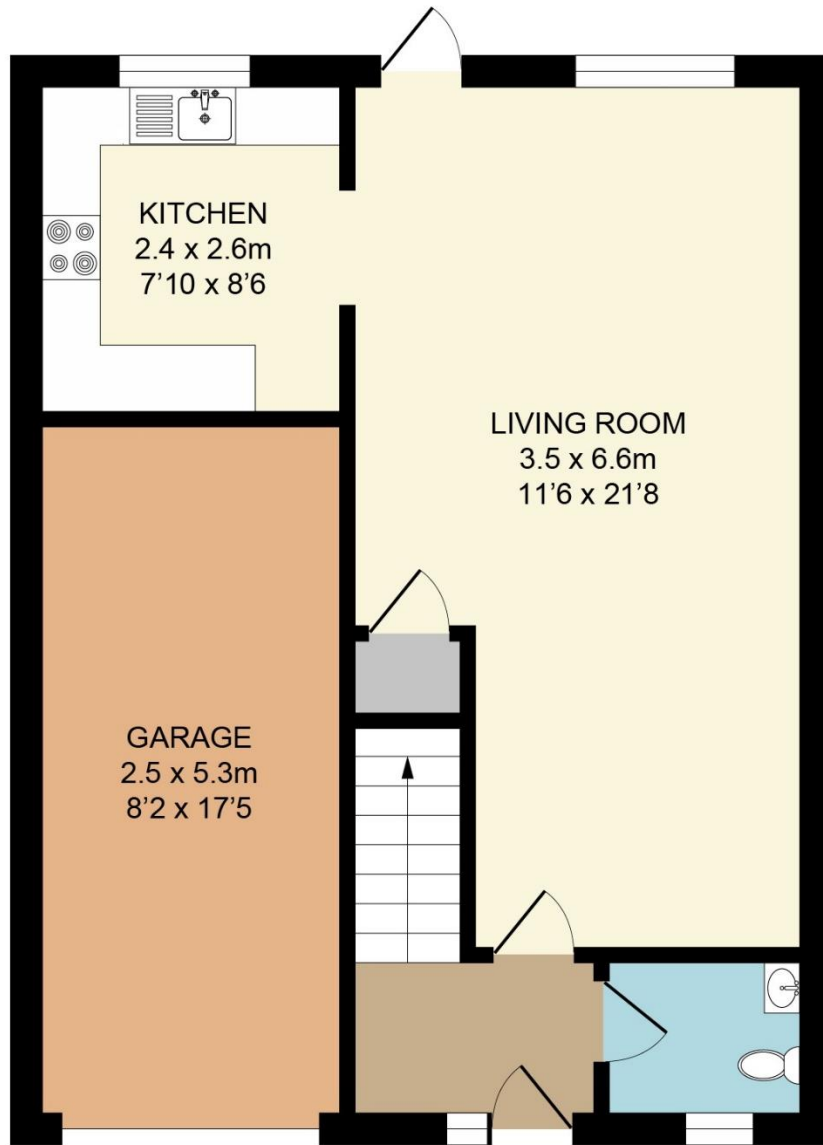
Nearest Train station: Newbury 0.8 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	

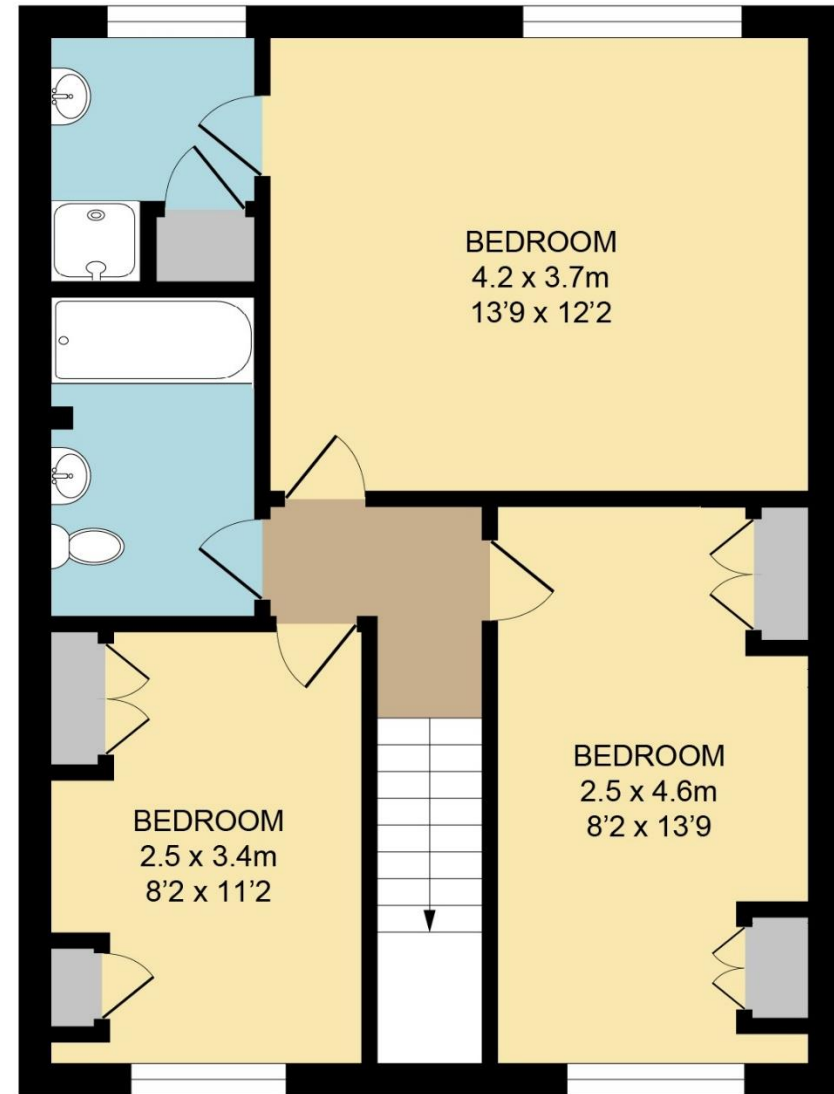


TOTAL APPROX. FLOOR AREA 95.0 SQ.M. (1023 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. www.halletts-estateagents.co.uk



GROUND FLOOR



FIRST FLOOR

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

