



DOWNER & CO

TRUSTED SINCE 1988

162 Andover Road, Newbury RG14 6NT  
Price: £500,000



## Features.



## NO ONWARD CHAIN

## Description.

Located in one of Newbury's favourite row of semi's in Wash Common. This bay fronted three bedroom home in its original form has been well cared for and offers huge scope to extend and create a stunning family home. It is in an ideal location being within easy walking distance to shops, dental/doctors surgeries and both Falkland Primary and Park House Secondary schools.

The accommodation includes open entry porch, entrance hall, bay fronted living room, separate dining room, kitchen, three bedrooms, bathroom with separate WC. Outside offers a decent sized west facing rear garden, front garden with driveway for several vehicles leading to carport at side of property and single garage with additional workshop to the rear.





## 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. Newbury also has a mainline train station with services direct to Reading and London Paddington.

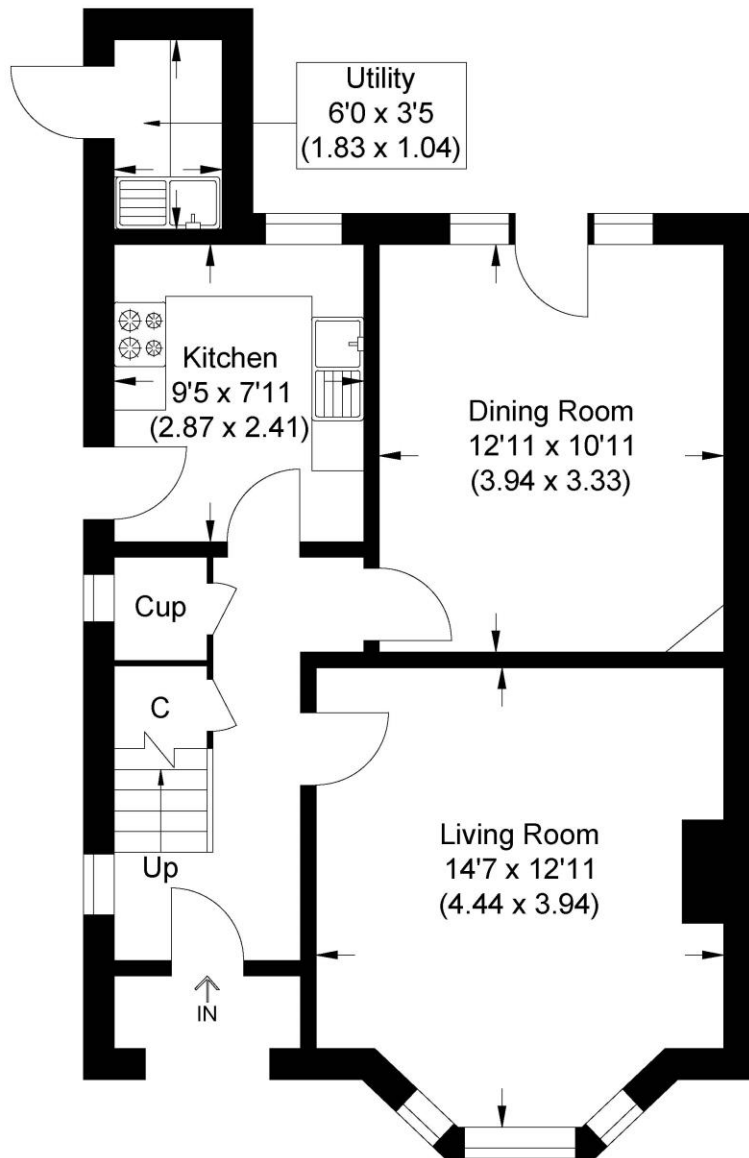


Approximate Gross Internal Area

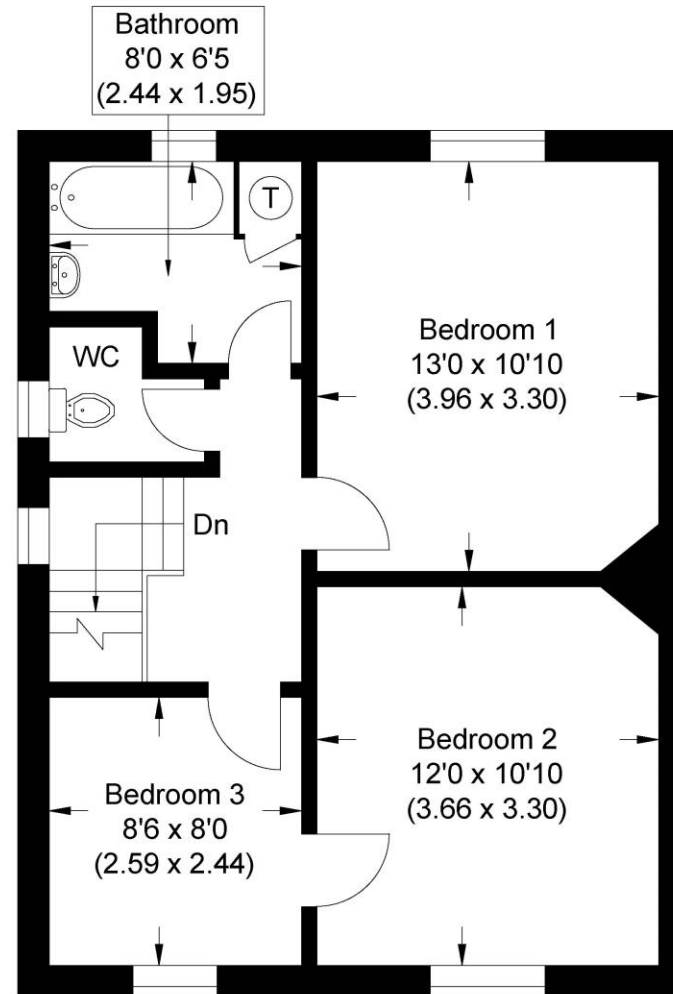
95.02 sq m / 1022.78 sq ft

(Excludes Garage)

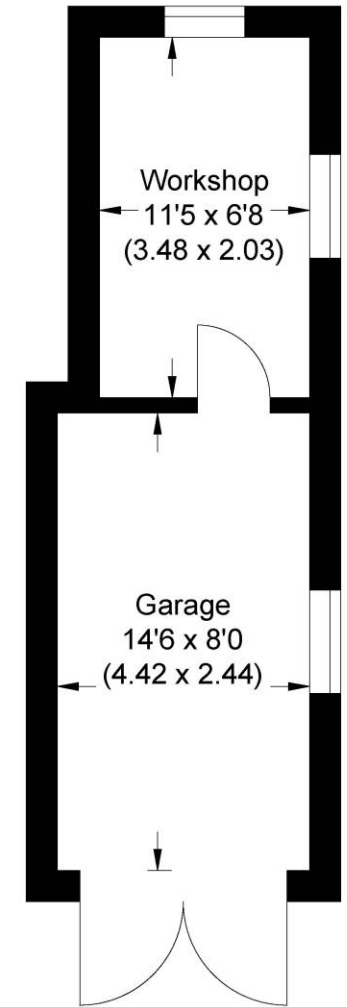
Garage / Workshop Area 18.14 sq m / 195.25 sq ft



Ground Floor



First Floor




Outbuilding

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





## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		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: D**

**COUNCIL TAX BAND: D**  
**2025/2026: £2,425.72.**

**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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