



DOWNER & CO

TRUSTED SINCE 1988

21 Gloucester Road, Newbury RG14 5JP
Price: £399,950

Features.

-  2
-  2
-  1

Description.

Beautifully presented two bedroom mid-terraced period property, ideally situated in the popular Westfields area and is within the St Bart's school catchment area, walking distance of the town centre/rail station and also enjoys the picturesque walks of the Kennet and Avon canal nearby.

The accommodation retains many period features and comprises, entrance hall, living room with decorative fireplace, dining room, kitchen, conservatory opening to the rear garden, two bedrooms and generous bathroom with separate shower cubicle. Benefits also include a well maintained large rear garden with patio area for entertaining, decked seating area and gas central heating.

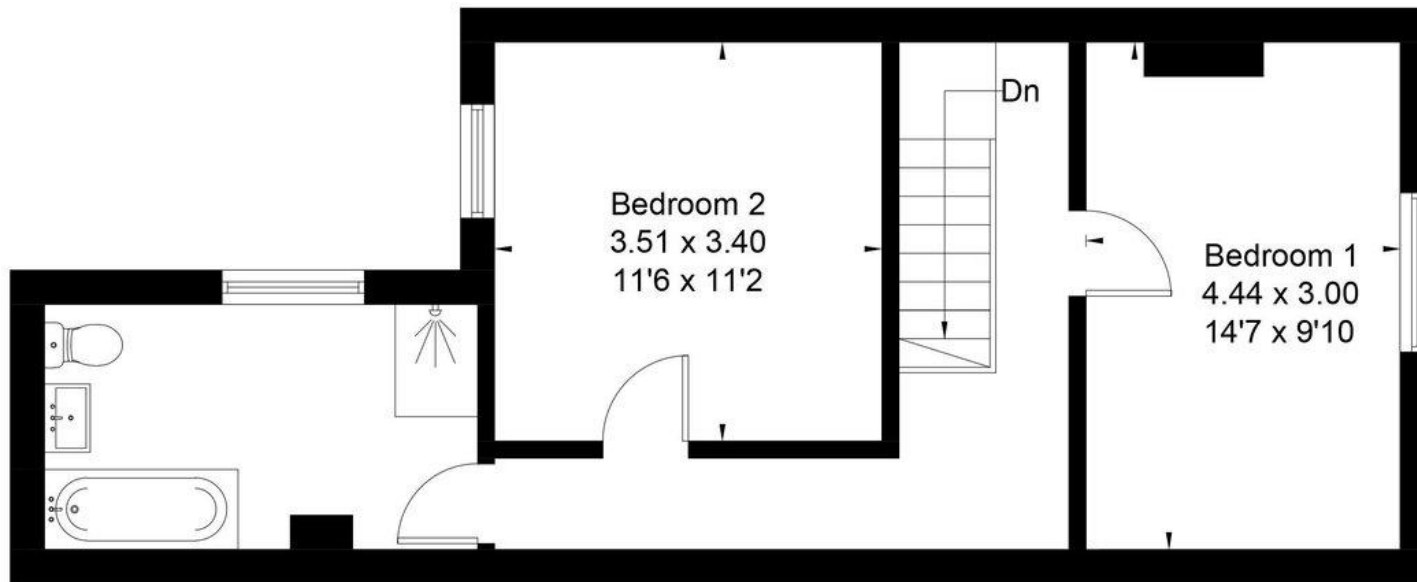


Location.

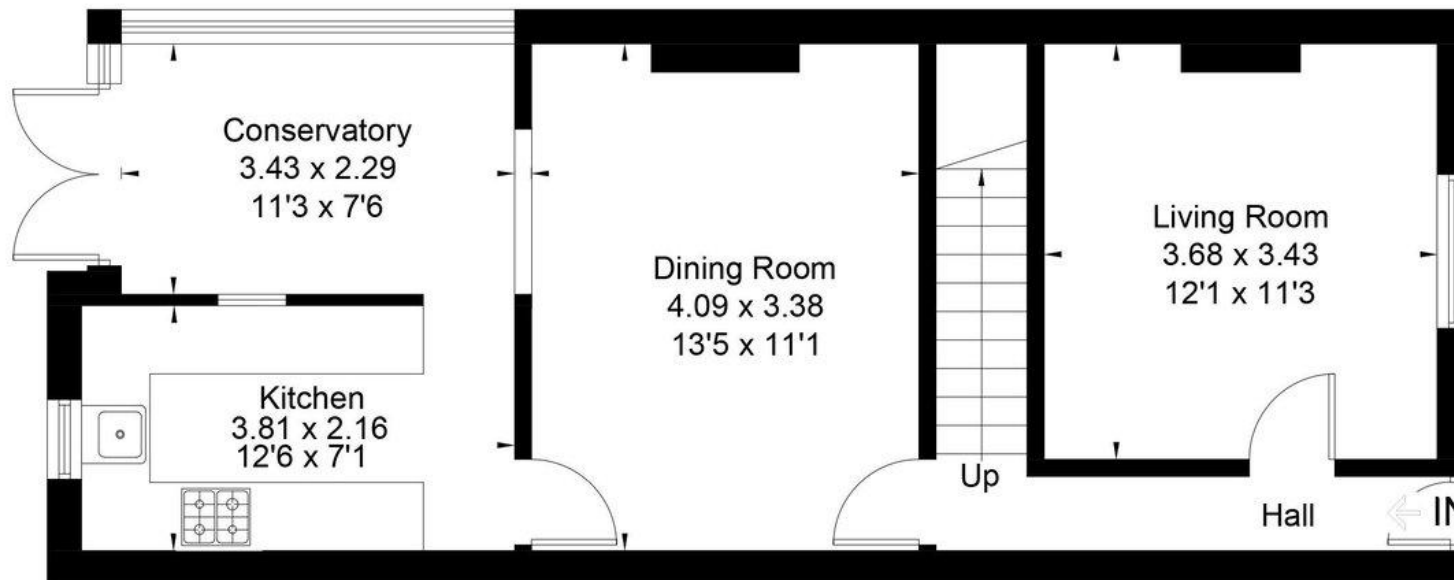
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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 Area = 96.2 sq m / 1035 sq ft



First Floor



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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: D

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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