



9 Nightjar Street, Shaw, Newbury RG14 2GH
Price: £565,000

Features.

-  2
-  4
-  2

NO ONWARD CHAIN

Description. Spacious and beautifully presented four double bedroom detached family home, situated to the north of the town centre.

This modern property has 6 years NHBC guarantee remaining and offers excellent modern living accommodation which comprises, entrance hall, cloakroom/utility room, large kitchen/dining area with built-in appliances, generous light and bright living room with bay-fronted window, study, master bedroom with stylish Hammonds built-in wardrobes and en-suite shower room, three further double bedrooms and family bathroom. Benefits include a west-facing rear garden, garage, driveway parking for two cars and gas central heating. Viewings highly recommended.

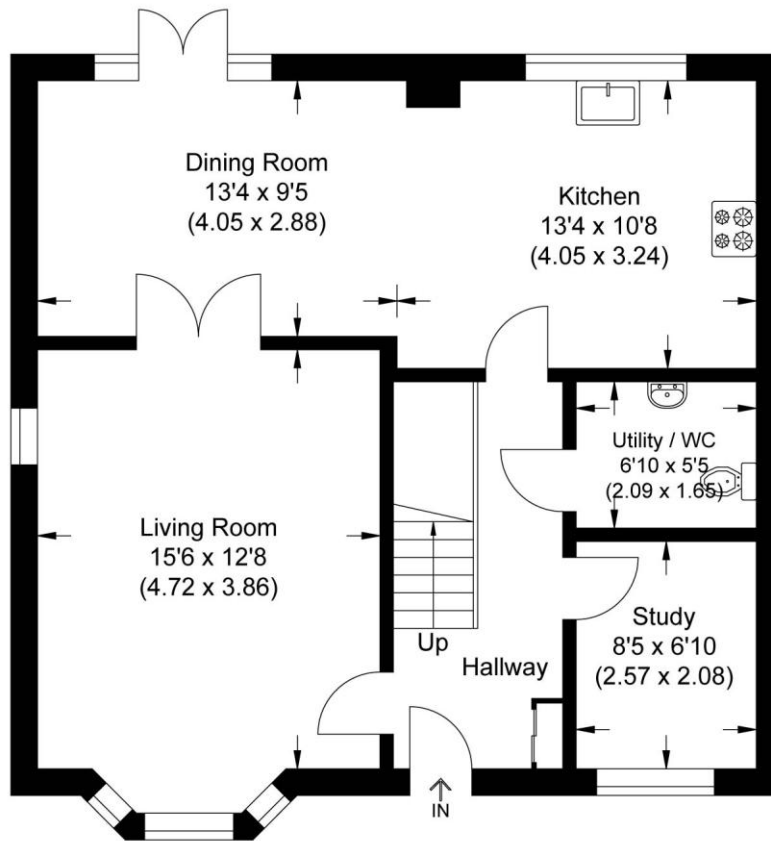
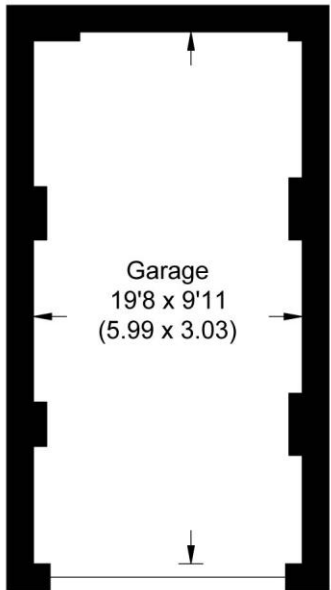


Location.

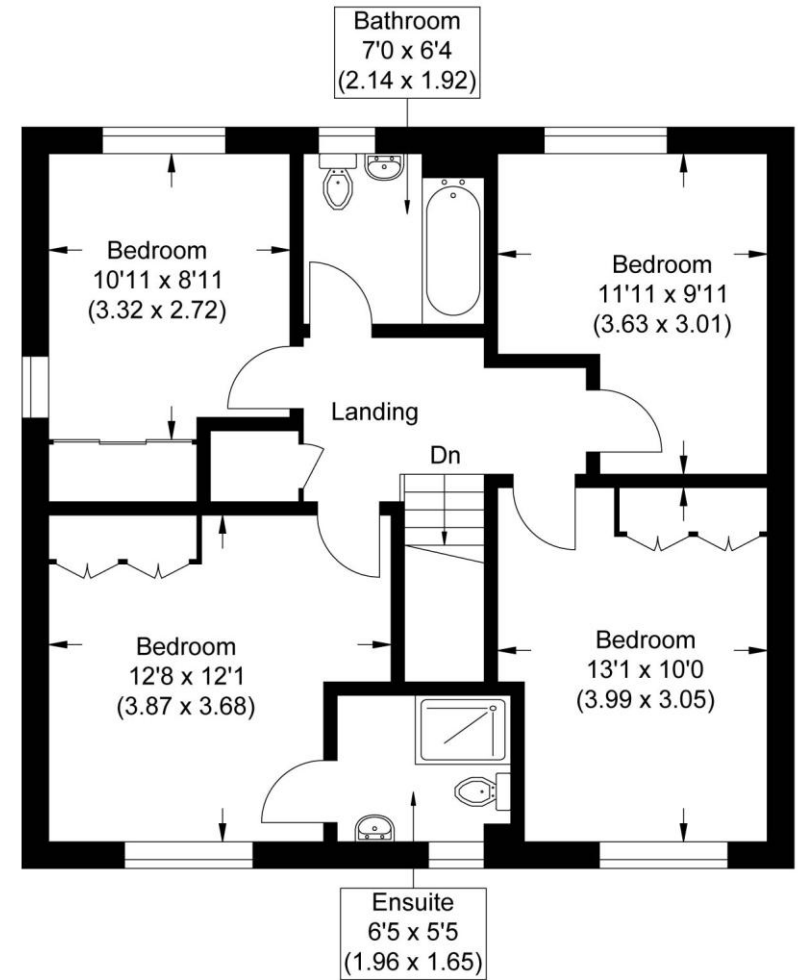
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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
126.39 sq m / 1360.45 sq ft
(Excludes Garage)
Garage Area 18.15 sq m / 195.36 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: B

COUNCIL TAX BAND: F
2026/2027: £3,561.88.

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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