



DOWNER & CO

TRUSTED SINCE 1988

38 Balfour Crescent, Newbury RG14 6SP  
Price: £395,000



## Features.



### NO ONWARD CHAIN

## Description.

A light and spacious three bedroom home within walking distance of Falkland and Park House schools, local shops and a park. The property has the added advantage of large front and rear gardens and there is potential to extend subject to the usual permissions. The property would benefit from some general updating allowing the new owner to put their own mark on it.

The accommodation consists of entrance hall, cloakroom, open plan kitchen/diner with french doors to south facing patio and garden, good sized dual aspect living room overlooking the front garden, master bedroom, second double bedroom, third bedroom and family bathroom. Benefits include upvc double glazing, gas-fired central heating and garage with light and power.





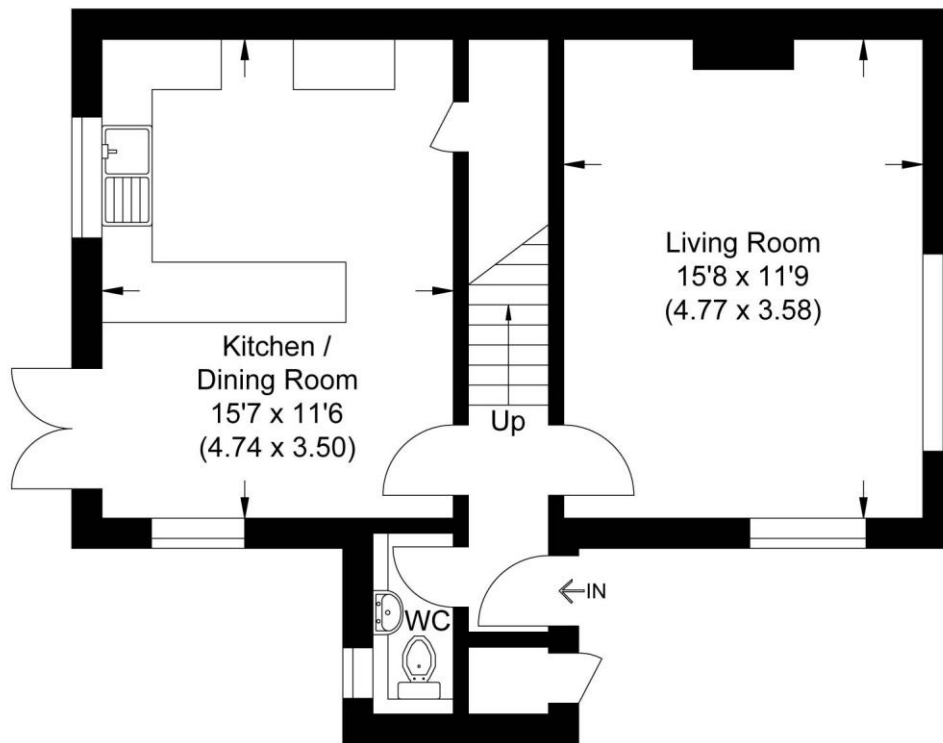
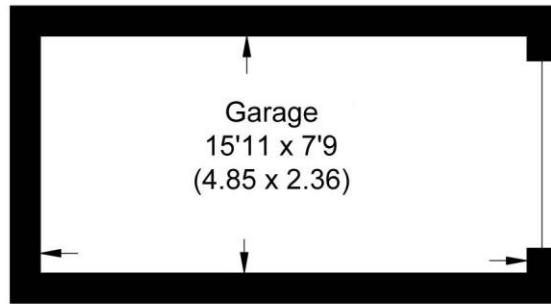
## Location.

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.

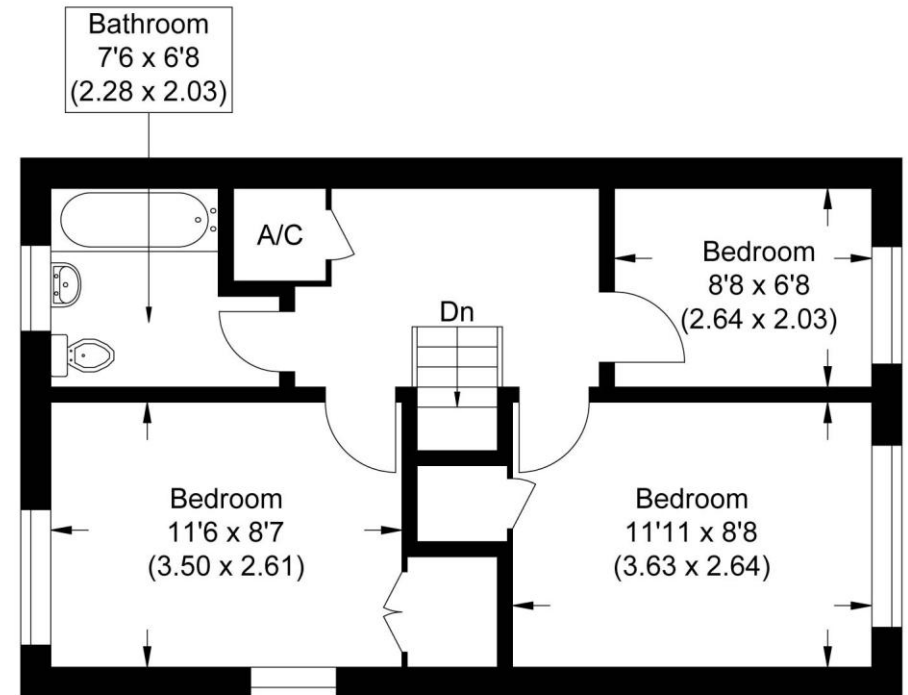


Approximate Gross Internal Area  
81.45 sq m / 876.72 sq ft  
(Excludes Garage)

Garage Area 11.50 sq m / 123.78 sq ft



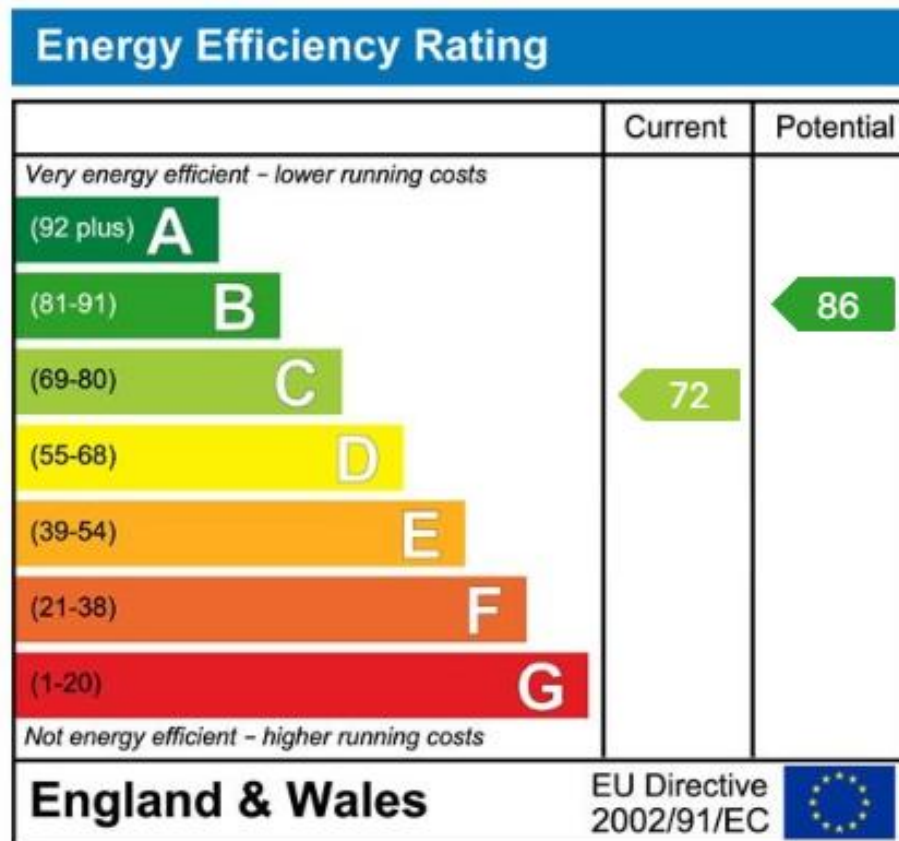
Ground Floor



First Floor

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





#### 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.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents  
44 Cheap Street  
Newbury  
Berkshire  
RG14 5BX

**01635 523777**

**www.downer.co.uk**