



FREEHOLD GUIDE PRICE
£375,000
86 Gloucester Road
Newbury, RG14 5JN



A beautiful town centre character property, with a generous south-facing garden and benefitting from two open fireplaces, a bay window, a large kitchen and is within walking distance to the railway station.

- No onward chain
- Character property
- Close to railway station
- Living room with open fire & bay window
- Large master bedroom
- South-facing garden
- Potential to extend (STPP)
- Town centre location
- Close to open countryside/canal
- Large kitchen



LOCATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

The accommodation comprises an entrance hallway, large living room with original open fireplace and bay window leading into the formal dining area, featuring another fireplace. There is a well-proportioned, extended kitchen/breakfast room with a range of wooden wall & base units, original fireplace surrounding the oven and a cloakroom. The first floor includes an attractive bright and airy master bedroom with two windows and feature fireplace, a well-proportioned second bedroom, with two built-in cupboards and fireplace. There is a third bedroom, which is a generous single. The family bathroom consists of a white suite and shower over bath.





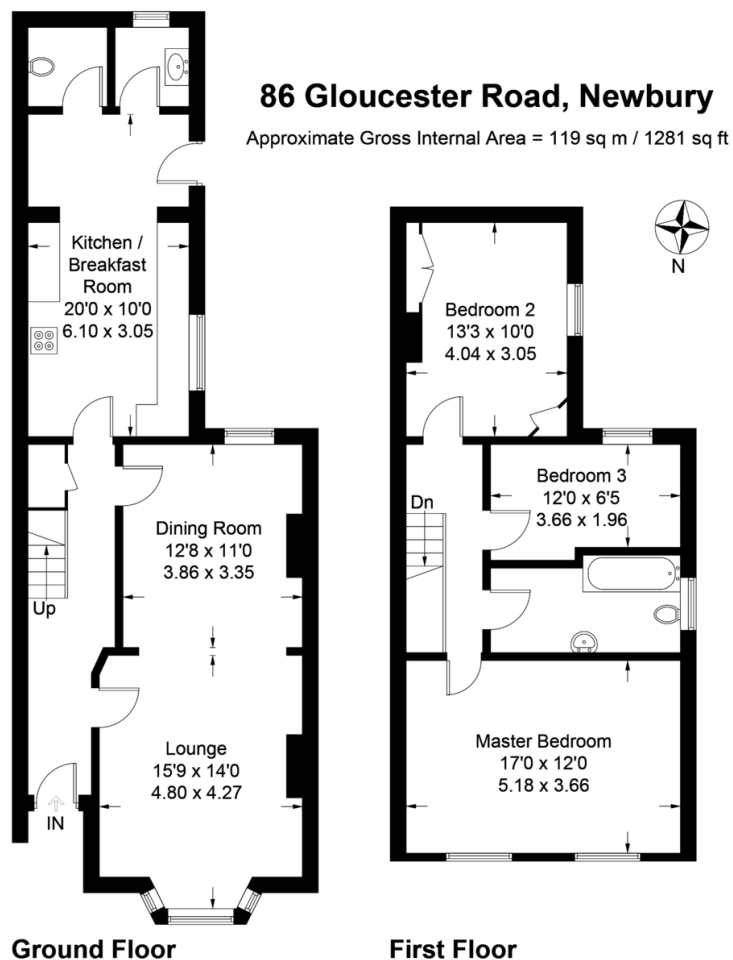
OUTSIDE

The rear of the property has a delightful south-facing garden benefitting from a patio area. The remainder of the garden is mainly laid to lawn, with a path leading to the back where there is a large shed, greenhouse and rear access. The patio area is particularly attractive, covered in grapevines. The property benefits from side and rear access. The front of the property has a courtyard garden bordered with a brick wall. Parking is on the road.

SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating E.





DIRECTIONS

From our office, turn left into Bartholomew Street at the mini roundabout and turn right into Craven Road. Take the third turning on the right into Blenheim Road and take the first left into Gloucester Road. The property is located a short distance on the left.



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