FREEHOLD GUIDE PRICE

£300,000

97 Queens Road

Newbury RG14 7PA

A spacious semi-detached home with lots of potential to extend (STPP), in a convenient central location, benefitting from large south-facing garden, driveway parking and no onward chain.

- Just a short walk to Newbury town centre and railway station
- Driveway parking
- Extra parking at rear
- Generous south-facing garden
- Potential to extend (STPP)
- Recently redecorated throughout
- Outbuilding for storage
- Downstairs toilet
- Fireplace features in both reception rooms
- Large bedrooms

LOCATION

Queens Road is superbly located just a short walk to Newbury town centre and railway station, as well as a stone's throw from a large park/open green space. 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

This semi-detached home is offered to the market with no onward chain and offers lots of potential to extend (STPP). Ground floor accommodation comprises entrance hallway, with a large storage cupboard and under-stairs storage cupboard. The living room has a feature fireplace, as well as the dining room and a window looking onto the garden. The kitchen includes an integrated dishwasher, electric oven and gas hob, lean-to which is used as a utility room and a toilet. First floor accommodation comprises large master bedroom with walk-in wardrobe, second double-sized bedroom and bathroom, with separate shower and bath.

OUTSIDE

The property is approached by a driveway with enough parking for 1 car. There is side access leading to the vast south-facing rear garden, which has a large patio area to sit and enjoy the sun, with the rest of the garden being laid to lawn with some trees and shrubs. At the end of the garden there is a gate leading to the additional parking area, where there is space for 2 cars – this is accessed via a private track off Boundary Road. Some other properties in Queens Road have built a garage at the back.

SERVICES

All mains services are connected. The property operates on gas-fired central heating and benefits from double glazing.

The carpets in the photos have been edited in – buyers can choose to include carpets in their offer or can lay them themselves

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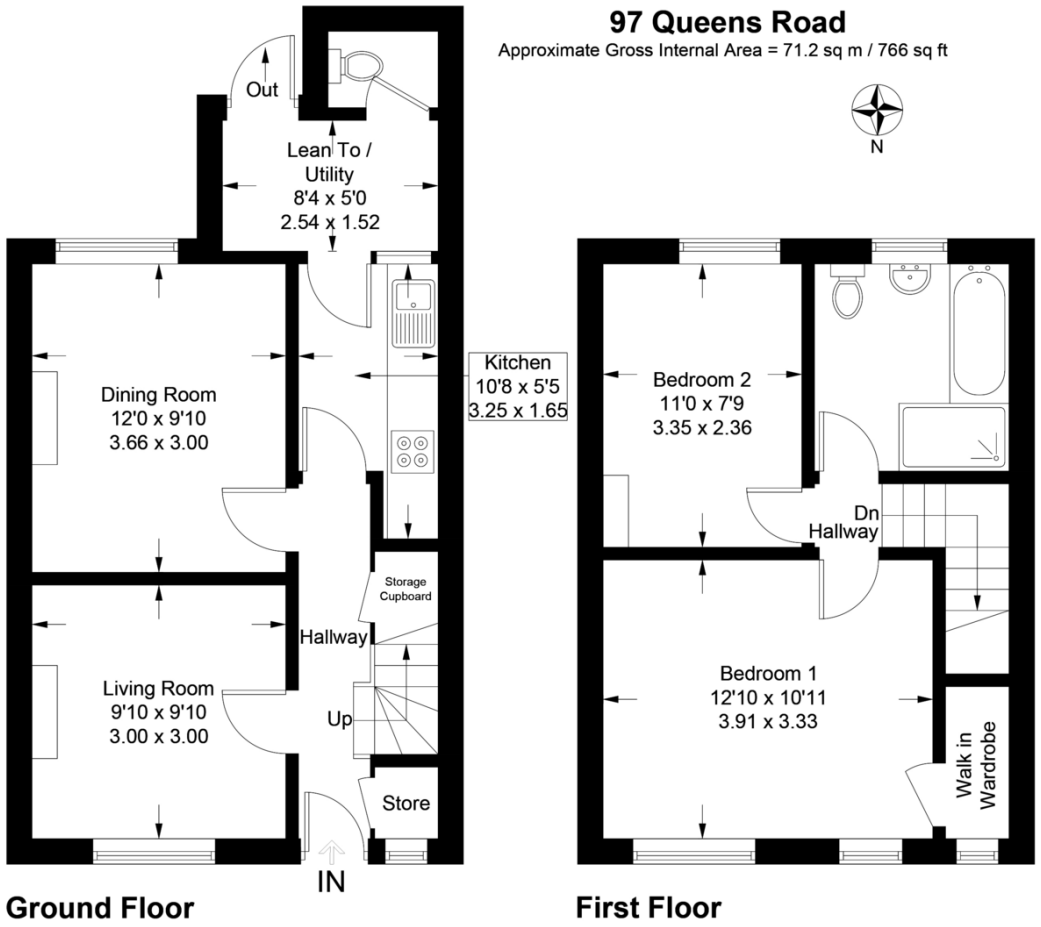
Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



DIRECTIONS

From our office in Newbury, head south on Bartholomew Street proceeding on at the lights, then at the roundabout take the first exit onto St John's Road. Proceed onto the next roundabout and then straight on again at the mini roundabout onto Queens Road. Number 97 is found towards the end of the road on the right.

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SIMUL MOVERE

118 Bartholomew Street
Newbury
RG14 5DT

01635 35010
sales@jonesrobinson.co.uk
www.jonesrobinson.co.uk

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