



DOWNER & CO

TRUSTED SINCE 1988

28 Brummell Road, Newbury RG14 1TL
Price: £320,000

Features.

-  1
-  2
-  1

ONWARD CHAIN COMPLETE

Description.

Conveniently located within walking distance to the town centre is a spacious two double bedroom home. The property has been extended to produce a larger kitchen/breakfast room providing a flexible area for young families or entertaining. Locally there is a school, golf course, miles of footpaths through stunning countryside, shops and pubs, and the property is within easy reach of the A34 and M4.

The well maintained accommodation consists of entrance hall, kitchen/breakfast room, open plan dual aspect living/dining room, large master bedroom, second double bedroom and family bathroom. Outside, there is a rear garden laid mainly to lawn with patio adjacent to the rear of the property and rear access. To the front there is driveway parking for two vehicles. Benefits include upvc double glazing and gas-fired central heating.

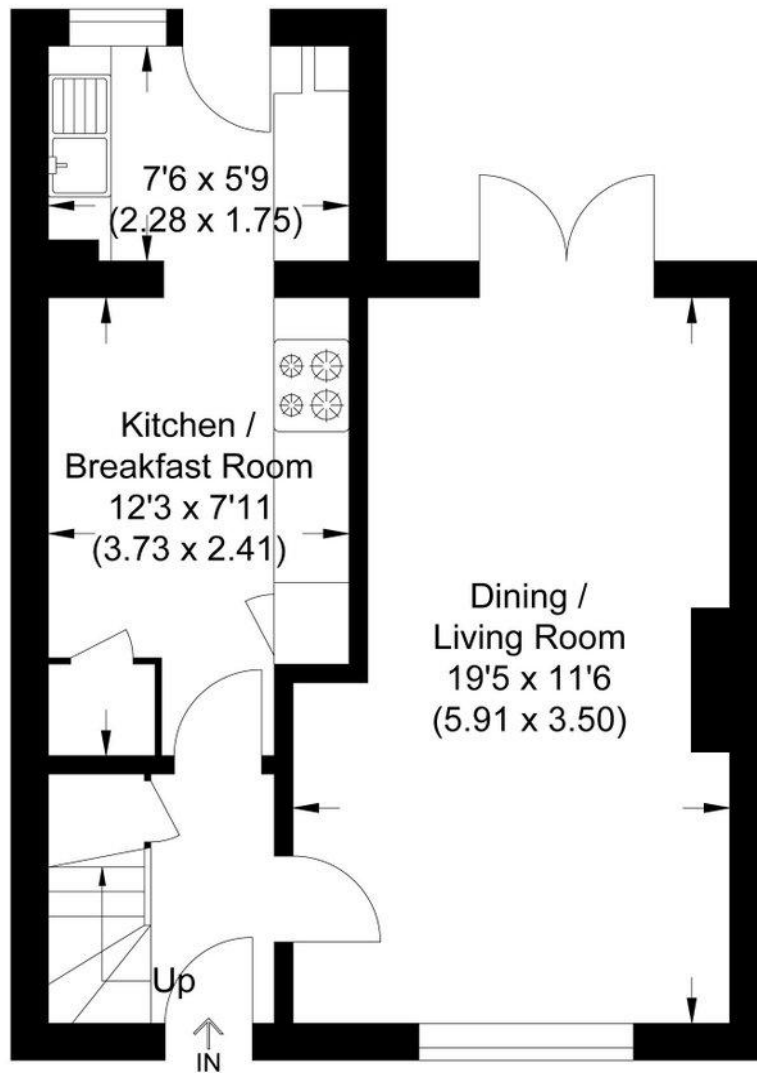


Location.

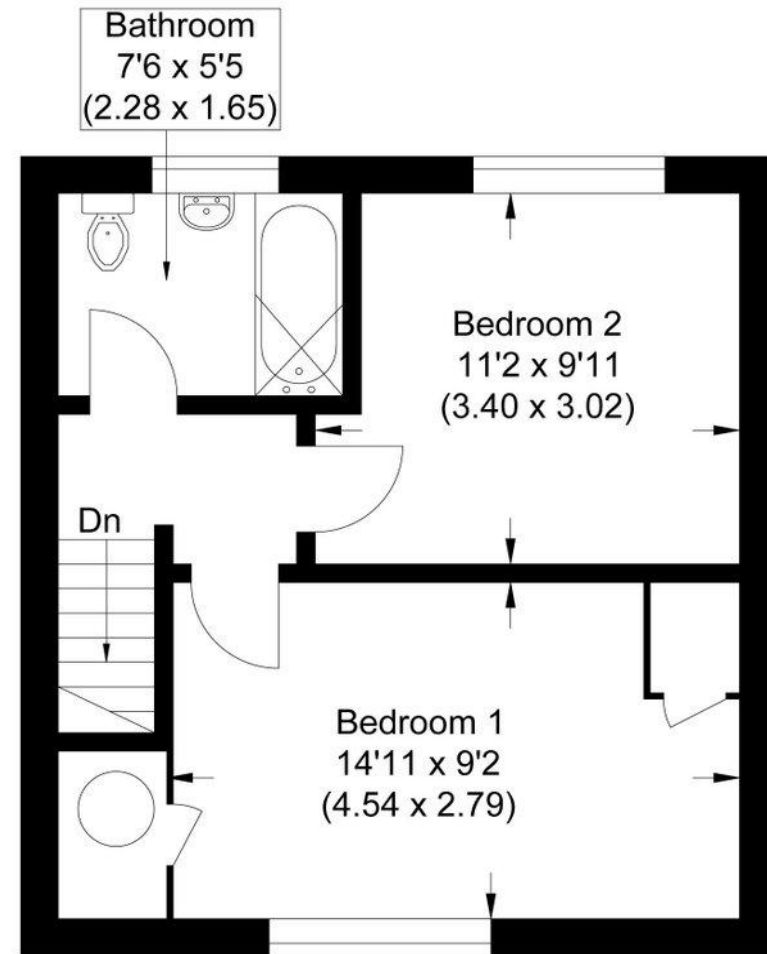
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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 Gross Internal Area
69.56 sq m / 748.73 sq ft



Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(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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