



**DOWNER & CO**

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**67 Elizabeth Avenue, Newbury RG14 6JHG**  
**Price: £450,000**

Features.

-  1
-  5
-  1

NO ONWARD CHAIN

Description.

Spacious five bedroom semi-detached family home situated to the south of Newbury and within walking distance of the town centre and rail station. The property would benefit from updating and sits on a good size plot with a large rear garden and driveway parking for several cars.

The accommodation comprises entrance hall, dual aspect living/dining room with patio doors to the rear garden, kitchen/breakfast room, large store room which could be converted into a playroom/study, cloakroom, four double bedrooms, further bedroom and generous size family bathroom. Benefits also include the John Rankin and St Barts school catchment areas, garage and gas central heating.



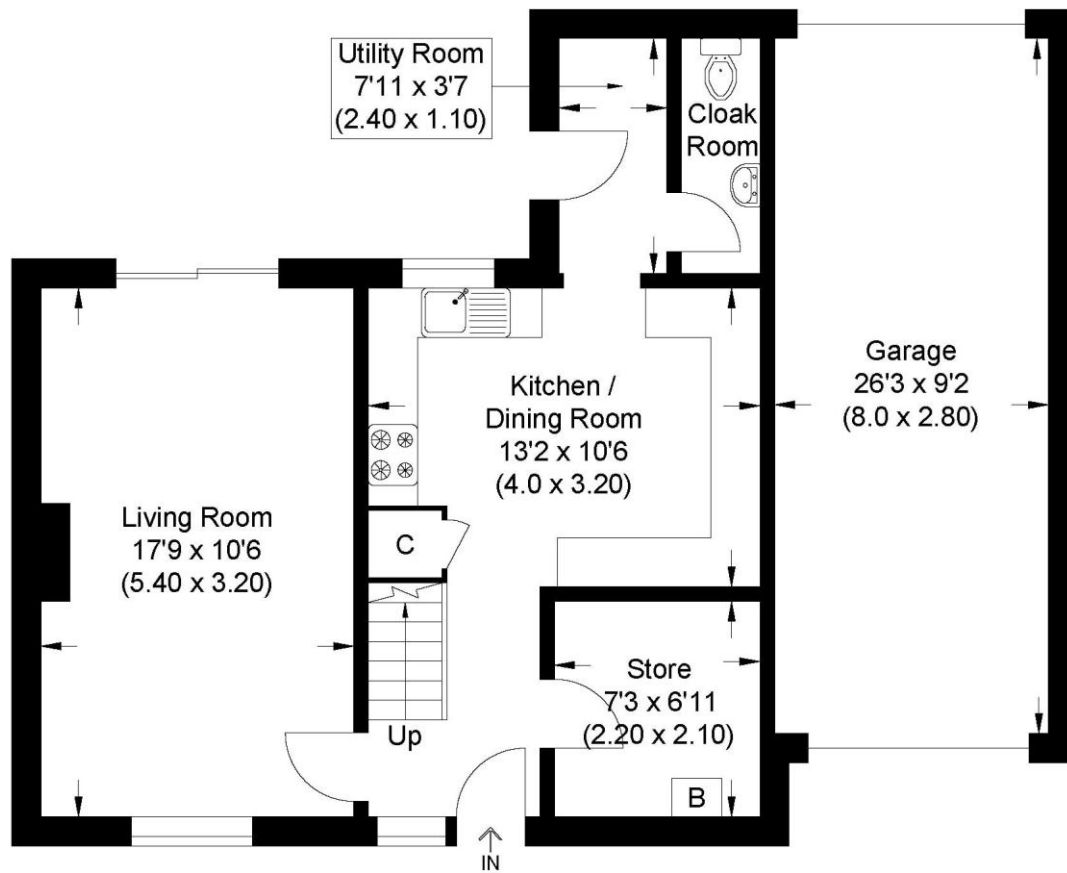
## Location.

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.

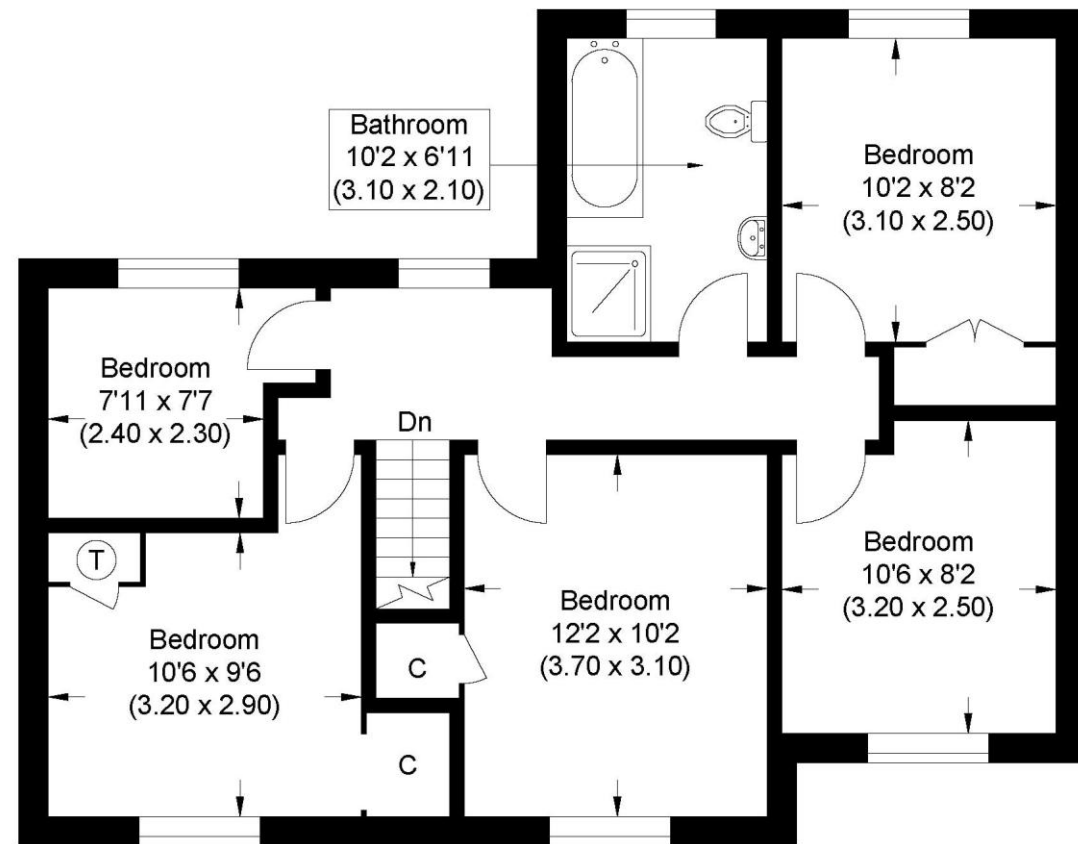


Approximate Gross Internal Area  
131.72 sq m / 1417.82 sq ft  
(Including Garage)

Garage Area 22.40 sq m / 241.11 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) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 74        |
| (55-68) <b>D</b>                                   | 68                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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