



**37a Elizabeth Avenue, Newbury, RG14 6HA**

£125,000

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One double bedroom first floor maisonette, positioned on a popular residential road to the south of the town centre. Within walking distance of a small parade of shops and close to doctors/ dental surgeries and vets. Its close to open countryside with stunning walks over the fields on the historic Newbury battle grounds.

The first floor accommodation comprises own front entrance, stairs to the living/dining room, kitchen, double bedroom and bathroom. Benefits will include at point of completion a 999 year lease, share of freehold, own front lawned area, allocated off-road parking for two cars and no onward chain. EPC Rating E.

## Key Features

- First floor maisonette
- Living/dining room
- Own self-contained entrance
- Two allocated off-road parking spaces
- Peppercorn service charge
- One double bedroom
- Separate kitchen
- Front garden
- 999 year lease at point of exchange
- No onward chain



Approximate Gross Internal Area  
41.35 sq m / 445.08 sq ft

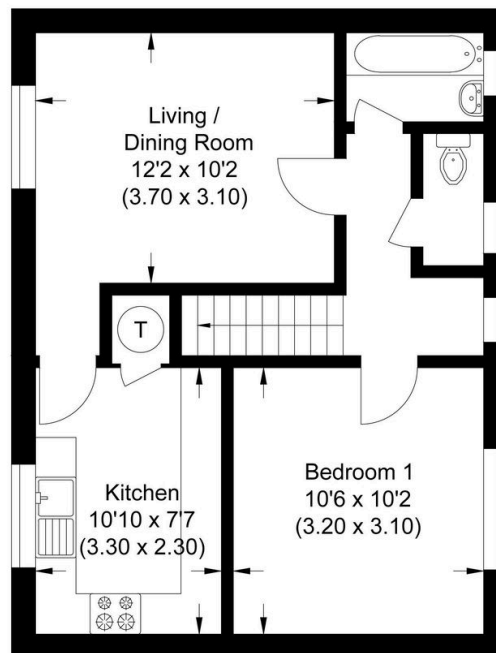


Illustration for identification purposes only, measurements are approximate, not to scale.