



DOWNER & CO

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34 Kingsbridge Road  
Newbury RG14 6EA

£450,000



## Beautifully Presented Three Bedroom Semi-Detached Character House

### Features.

- Semi-detached character property
- Three bedrooms
- Living room with decorative fireplace
- Dining room
- Generous size kitchen
- Private rear garden
- Gas central heating
- Garage
- Walk to town/railway station
- St. Bart's School catchment



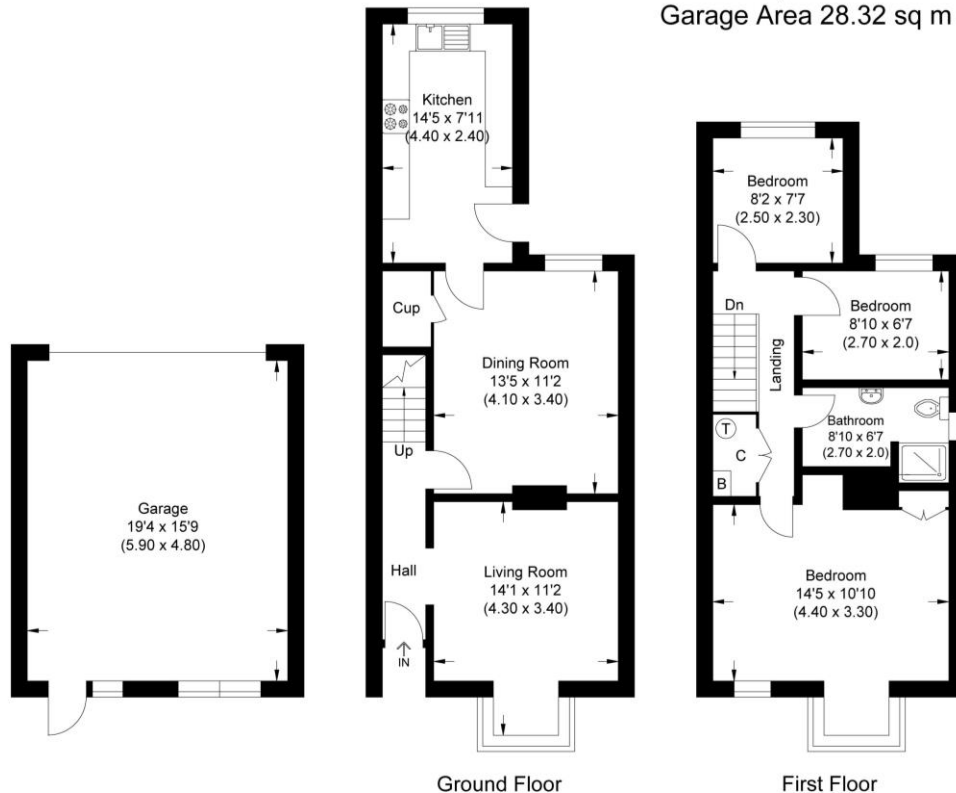


**Description.**

Beautifully presented, handsome, three bedroom semi-detached character house situated on a very popular residential road, within walking distance of the town centre and railway station and within the St Bart's School catchment.

The accommodation comprises entrance hall, living room with decorative fireplace, dining room, good size kitchen, large master bedroom, two further bedrooms and bathroom with separate shower cubicle. Benefits include a private rear garden, garage with power and lighting, gas central heating and double glazing. Viewings highly recommended.

Approximate Gross Internal Area  
 84.89 sq m / 913.74 sq ft  
 (Excludes Garage)  
 Garage Area 28.32 sq m / 304.83 sq ft



**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.

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



EPC: D

COUNCIL TAX BAND: C

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

#### **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.

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