

17a Enborne Road
Guide Price £460,000

Carter Jonas

17a Enborne Road
Newbury
RG14 6AG

– Newbury town and mainline station within walking distance

Entrance hall • kitchen • utility room • living/dining room • 2 bedrooms • large bathroom • enclosed garden • driveway parking and double garage • separate garden office with WC attached to the garage • Energy Rating C

Available with no onward chain and rarely available is this very well presented detached bungalow with double garage and situated in a desirable no through road location close to Newbury town centre and railway station.



SituaTION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

description

17a Enborne Road is a very well presented detached bungalow situated in a tucked away location off the main Enborne Road. The living accommodation briefly comprises an entrance hall, fitted kitchen with breakfast bar, useful utility room and a large dining room/sitting room with gas fire (obsolete) with flue and a pedestrian door to the garden. The property has two bedrooms and a large family bathroom complete with WC, wash hand basin, bath and separate shower cubicle.

outside

The property is approached via gravel drive which leads to the property and continues past the house to an area of parking and the double garage which has power and an up and over door. Attached to the garage is a very useful garden office with ensuite WC with space to put in a shower if required. To the west, the property benefits from a small enclosed garden, while to the east there is a low maintenance garden with patio area and raised beds.

Additional INformation

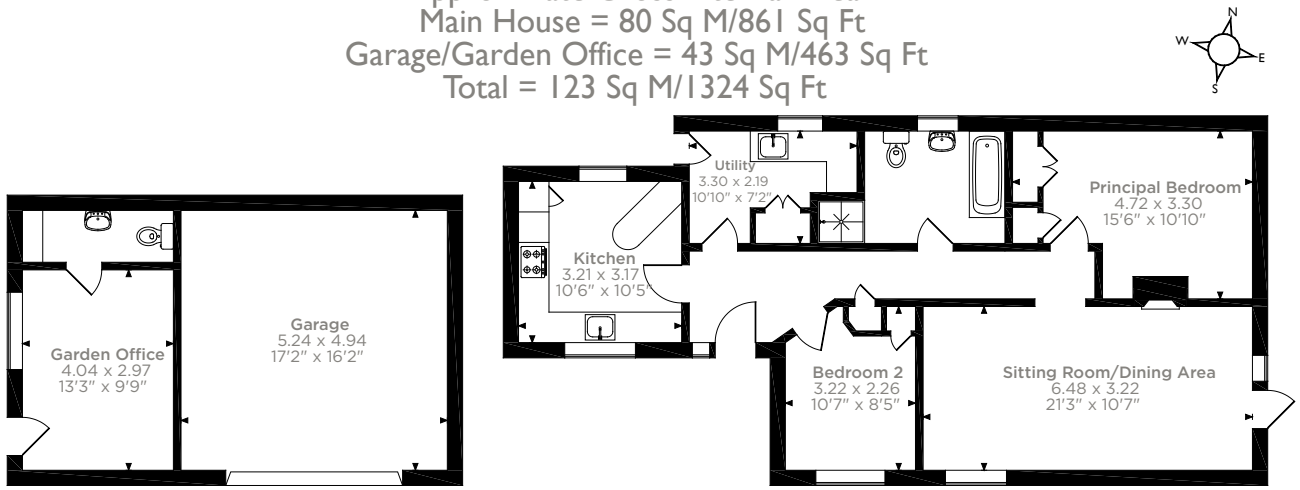
Tenure: Freehold
Services: All mains services connected. Fibre to the property.
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band D
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG14 6AG – access is down a gravel drive located off the no through road section of Enborne Road.







17A, Enborne Road, Newbury
Approximate Gross Internal Area
Main House = 80 Sq M/861 Sq Ft
Garage/Garden Office = 43 Sq M/463 Sq Ft
Total = 123 Sq M/1324 Sq Ft



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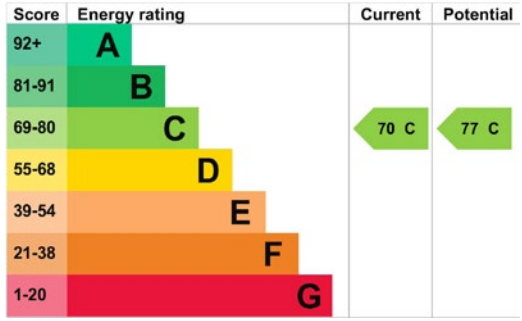

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