



35 GREENACRE PLACE
Guide Price £350,000

Carter Jonas

35 GREENACRE PLACE NEWBURY RG14 7GY

– Newbury town and mainline station 1.2 miles
– M4 (J13) 5 miles

Close to Greenham Common · walk to retail park and Tesco · end of terrace · very smartly presented · two bedrooms · principal with en-suite · kitchen/diner · downstairs cloakroom · south facing garden · driveway for three cars · Energy Rating B

SITUATION

Built on a small development on the south side of Newbury the house has stunning walks and bike rides on nearby Greenham Common. The retail park and Tesco is within walking distance and falls within the Park House secondary school catchment. The town and train station serving Reading, London Paddington and the west country are only a short drive way and close to the major road links of the A339 and A34.

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.

DESCRIPTION

Ground Floor - Front door into entrance hall with doors to downstairs cloakroom and sitting room. The sitting room has a window to front, feature inset electric fire, stairs leading off to first floor landing and door into the kitchen/diner.

A VERY WELL PRESENTED TWO BEDROOM, TWO BATHROOM, END OF TERRACE HOME LOCATED AT THE FAR END OF THIS MODERN DEVELOPMENT LOCATED VERY CLOSE TO THE OPEN EXPANSES OF GREENHAM COMMON. THE PROPERTY FURTHER BENEFITS FROM SCOPE TO EXTEND, A SOUTH FACING REAR GARDEN AND DRIVEWAY PARKING FOR THREE CARS.



The kitchen/diner has a window and French doors leading out to the south facing rear garden. In the kitchen are a smart range of eye and low-level units with under-counter lighting incorporating sink unit and drainer, oven, hob with stainless steel extractor hood, built-in fridge/freezer and plumbing and space for both washing machine and dryer. A cupboard conceals the gas fired boiler servicing the domestic hot water and central heating system.

First Floor - The landing provides access to the loft space together with doors into both bedrooms and bathroom. The principal bedroom has a window overlooking the rear garden, two door built-in wardrobe and door into a smart en-suite shower room with large walk-in shower cubicle, wash hand basin and WC. Bedroom two is L-shaped in design and could accommodate a double bed. Finally, the bathroom suite comprises panelled bath with shower unit over, pedestal wash hand basin and WC.

OUTSIDE

The rear garden has a south facing aspect and is predominantly laid to lawn with flower and shrub borders and garden shed. The boundary is enclosed by wooden panel fencing with side gated access. There is a further additional area of lawn owned by the property with a communal footpath down the side.

Front Of Property & Parking - The front is laid to shrubs by the front door with driveway parking for approximately three cars.

ADDITIONAL INFORMATION

Tenure: Freehold. Service charge of approximately £380.

Services: Mains gas, electricity, water and drainage

Local Authority: West Berkshire Council – 01635 551111

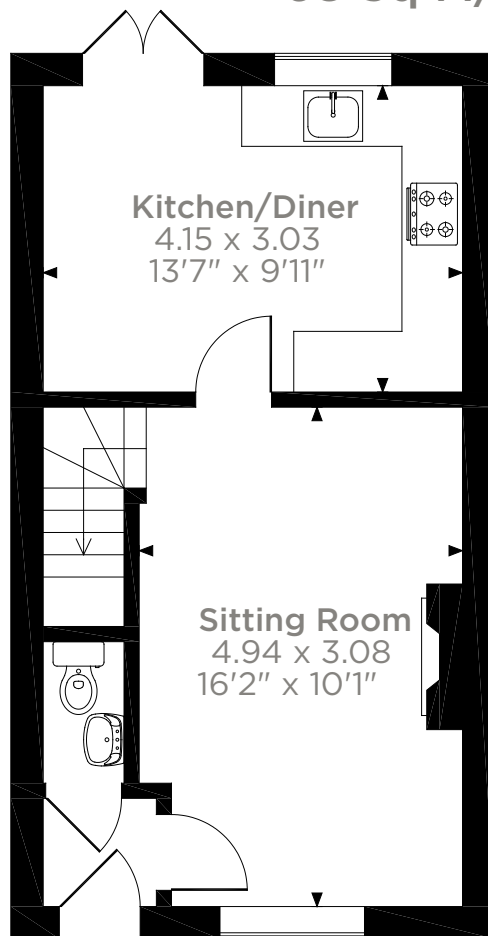
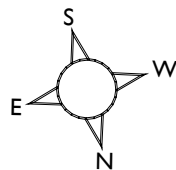
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 7GY

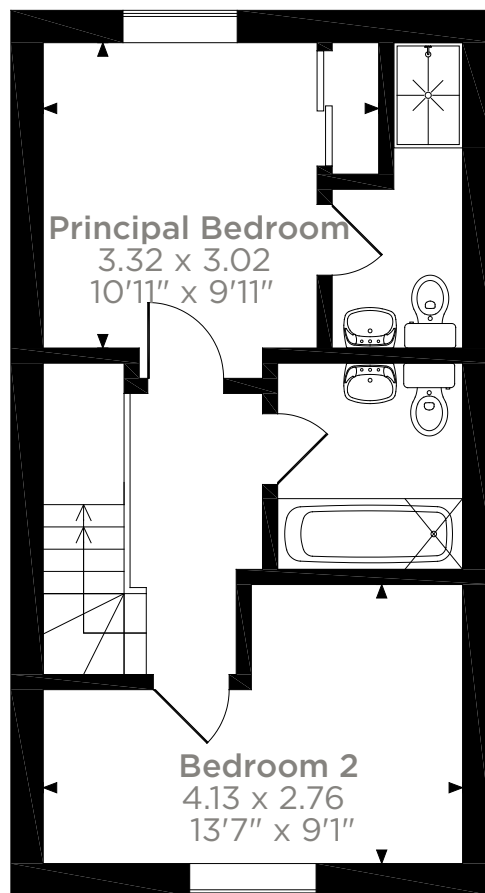


35, Greenacre Place, Newbury
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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