



2 Clarendon Gardens
Guide Price £395,000

Carter Jonas

2 Clarendon Gardens Newbury RG14 1JW

- Newbury town with mainline station (Paddington) close by
- M4 (J13) and A34 3 miles

Entrance hall • large sitting room • kitchen • utility area with integral access to the garage and ground floor cloakroom • ground floor bedroom and ensuite • 3 further first floor bedrooms • bathroom • garage • private parking • south facing private rear gardens • double glazing • chain free • Energy Rating D

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

This very spacious extended semi-detached house offers an entrance hall with double doors into a large sitting room with an interesting glazed centre ceiling light and sliding doors into the garden. There is an 18ft kitchen with larder which leads to a covered utility area with cloakroom and store before giving integral access to the garage. Also on the ground floor is a useful double bedroom with ensuite shower room.

Upstairs there are 3 further bedrooms and bathroom. With great potential and requiring some updating, a great opportunity to acquire a home within the town centre and improve.

An extremely spacious extended 4 bedroom semi-detached house in a unique location on this quiet cul de sac in the centre of Newbury. Benefitting from extensive living accommodation, south facing private gardens, garage and parking. Requiring some improvement and available chain free.



Outside

The house provides private parking in front of the garage and side access to the rear garden which is private and south facing.

Additional Information

Tenure: Freehold

Services: Mains water, electricity and drainage, gas central heating

Local Authority: West Berkshire Council - 01635 551111

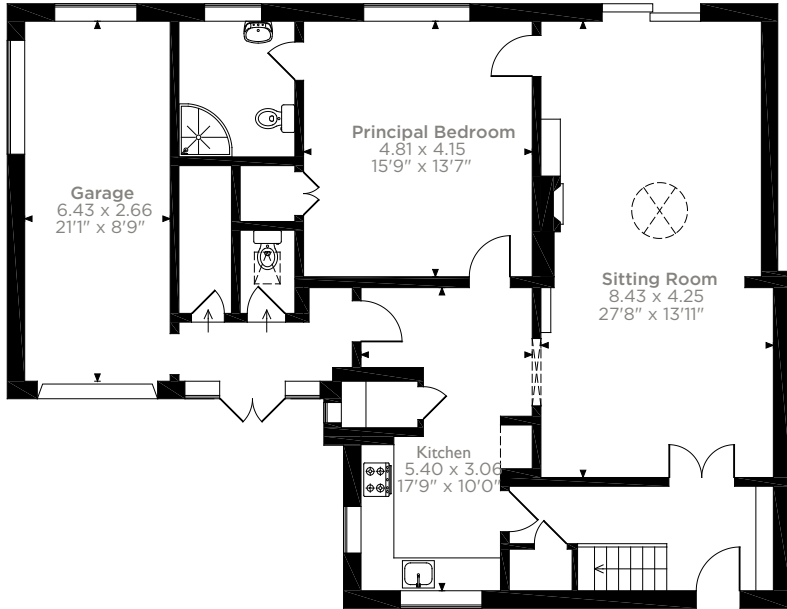
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

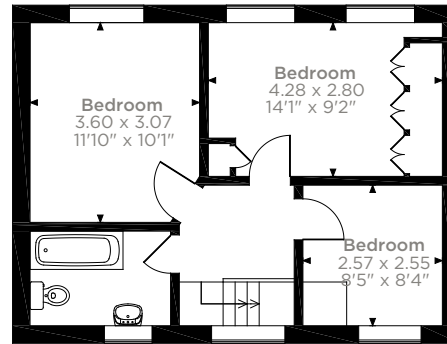
Directions: Please use postcode RG14 1JW



2, Clarendon Gardens, Newbury
Approximate Gross Internal Area
160 Sq M/1722 Sq Ft

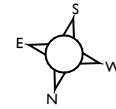


Ground Floor



First 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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