



36 STROUD GREEN
£350,000

Carter Jonas

36 STROUD GREEN NEWBURY RG14 7NU

– Within walking distance of Newbury's comprehensive shopping and schooling facilities and mainline railway station to London Paddington
– M4 (Jct 13) 4.5 miles

Entrance hall · sitting room · kitchen/breakfast room · store · 3 bedrooms · family bathroom · potential for driveway parking subject to the necessary permissions · enclosed and private rear garden · 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

The property offers an exciting opportunity for an incoming purchaser to put their own stamp on the property due to the need for it to be extensively modernised. On entering the property there is a hallway with stairs to the first floor, a good size sitting room and a kitchen/breakfast room. From the kitchen door there is access to the garden as well as an external brick-built store room and understairs storage. On the first floor there are 3 bedrooms and a family bathroom.

AVAILABLE WITH NO ONWARD CHAIN IS THIS ATTRACTIVE PERIOD PROPERTY IN NEED OF REFURBISHMENT AND MODERNISATION WITH A PRIVATE GARDEN AND SITUATED OVERLOOKING THE OPEN SPACES OF STROUD GREEN.



OUTSIDE

The property is approached by a central footpath, flanked by a large front garden, leading to the entrance door. The rear garden is very private and is primarily laid to lawn with shrub borders and enclosed by a wooden panel fence.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage, gas and electricity are available with the benefit of gas fired central heating

Local Authority: West Berkshire Council – 01635 551111

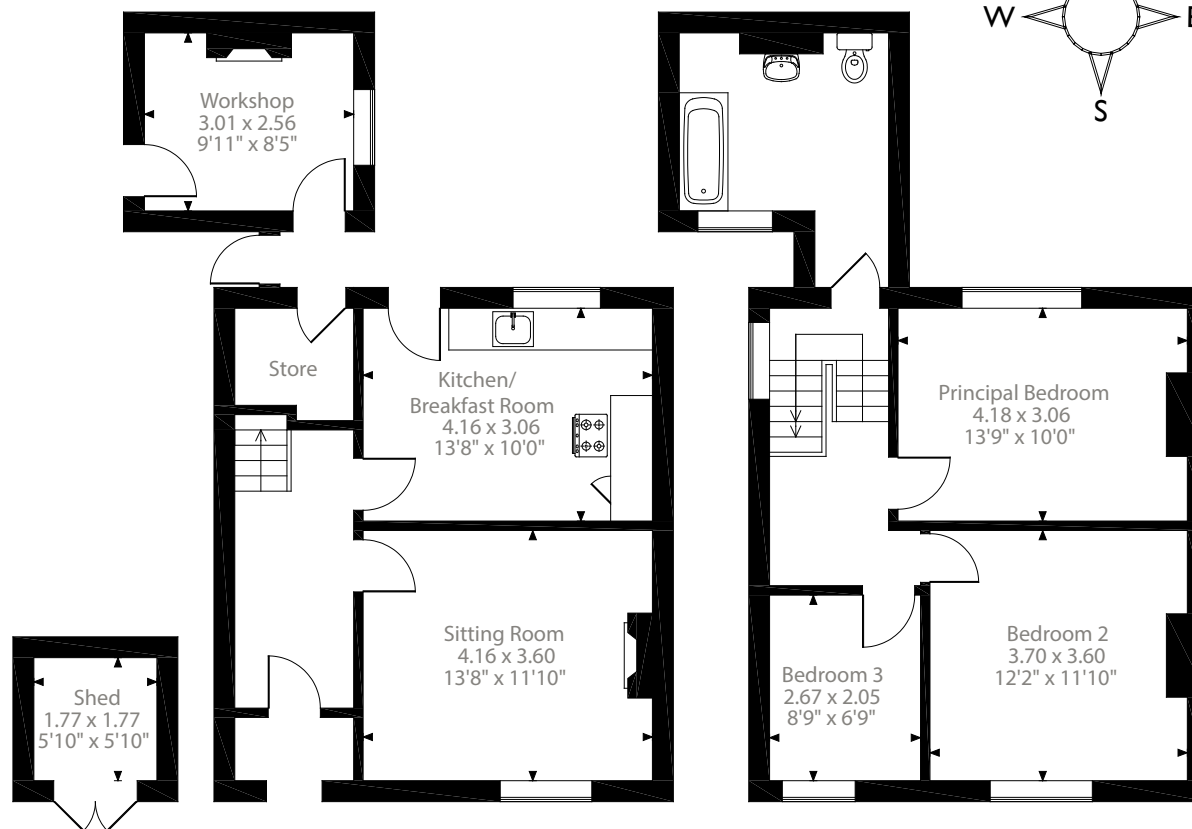
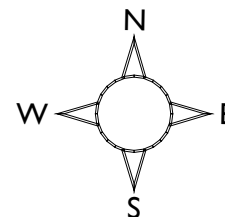
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 7NU



36, Stroud Green, Newbury
 Approximate Gross Internal Area
 Main House = 88 Sq M/947 Sq Ft
 Outbuildings = 15 Sq M/161 Sq Ft
 Total = 103 Sq M/1108 Sq Ft



Outbuilding

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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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