



**2 ST. RICHARDS ROAD**  
£200,000

**Carter Jonas**

## 2 ST RICHARDS ROAD NEWBURY RG14 1HP

**A 1 BEDROOM SEMI DETACHED HOUSE LOCATED AT THE END OF A PLEASANT AND QUIET CUL DE SAC IN A POPULAR AREA OF NEWBURY CLOSE TO THE TOWN. THE PROPERTY BENEFITS FROM PRIVATE GARDEN, DRIVEWAY AND IS AVAILABLE CHAIN FREE. REQUIRING SOME IMPROVEMENT.**

- Newbury town and mainline station 1.5 miles
- M4 and A34 3 miles

**SITTING ROOM • KITCHEN • BATHROOM • BEDROOM • REQUIRING SOME IMPROVEMENT • PARKING • GARDEN • COUNCIL TAX BAND C • ENERGY RATING F**

### 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.

### Newbury 01635 263000

newbury@carterjonas.co.uk  
51 Northbrook Street, Newbury, RG14 1DT

There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

Living Room 3.90 x 4.22m, kitchen 3.89 x 3.32m, bathroom 2.06 x 1.88m, bedroom 3.90 x 3.32m.

A 1 bedroom semi detached house located at the end of a pleasant and quiet cul de sac in a popular area of Newbury close to the town centre. This property is available chain free and requires some improvement. The accommodation is well planned out and the house offers bright and spacious living space. The front door opens into a sitting room with a door giving access to the kitchen. Upstairs the feeling of light and space continues with 1 comfortable bedroom and a bathroom.

### OUTSIDE

To the front of the property there is an area of front driveway providing parking for 2 cars and side access to the garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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Offices throughout the UK

### IMPORTANT INFORMATION

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