



5 Westbourne Terrace Newbury Berkshire RG14 1NR

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Guide Price £295,000 Freehold

Pretty and characterful Victorian terraced cottage located in a convenient and quiet spot close to Newbury town centre within a short walk of the town's centre amenities such as shops, supermarkets, doctors, dentists, restaurants, banking etc. Additionally, close by are transport links of a main line railway station within walking distance plus close location to M4 & A34.

The property is presented in very good decorative order, on the ground floor there is a Living Room, 12' Diner /Kitchen and the rear has been extended to add additional space including a WC Shower room. The first floor has a Double Bedroom, Study Area and Bathroom and the above loft area has been converted to add a large double Bedroom. Outside there are mature low maintenance front and the rear Gardens. Gas radiator central heating and double glazing throughout. Parking is via resident's permit.

Viewing is highly Recommended.

Directions:

Leave Newbury Broadway proceed west on to Oxford Street. At the mini roundabout take the third exit into Pelican Lane. Continue along this road and Westbourne Terrace will be found on your left and the house is a short distance along on your right.

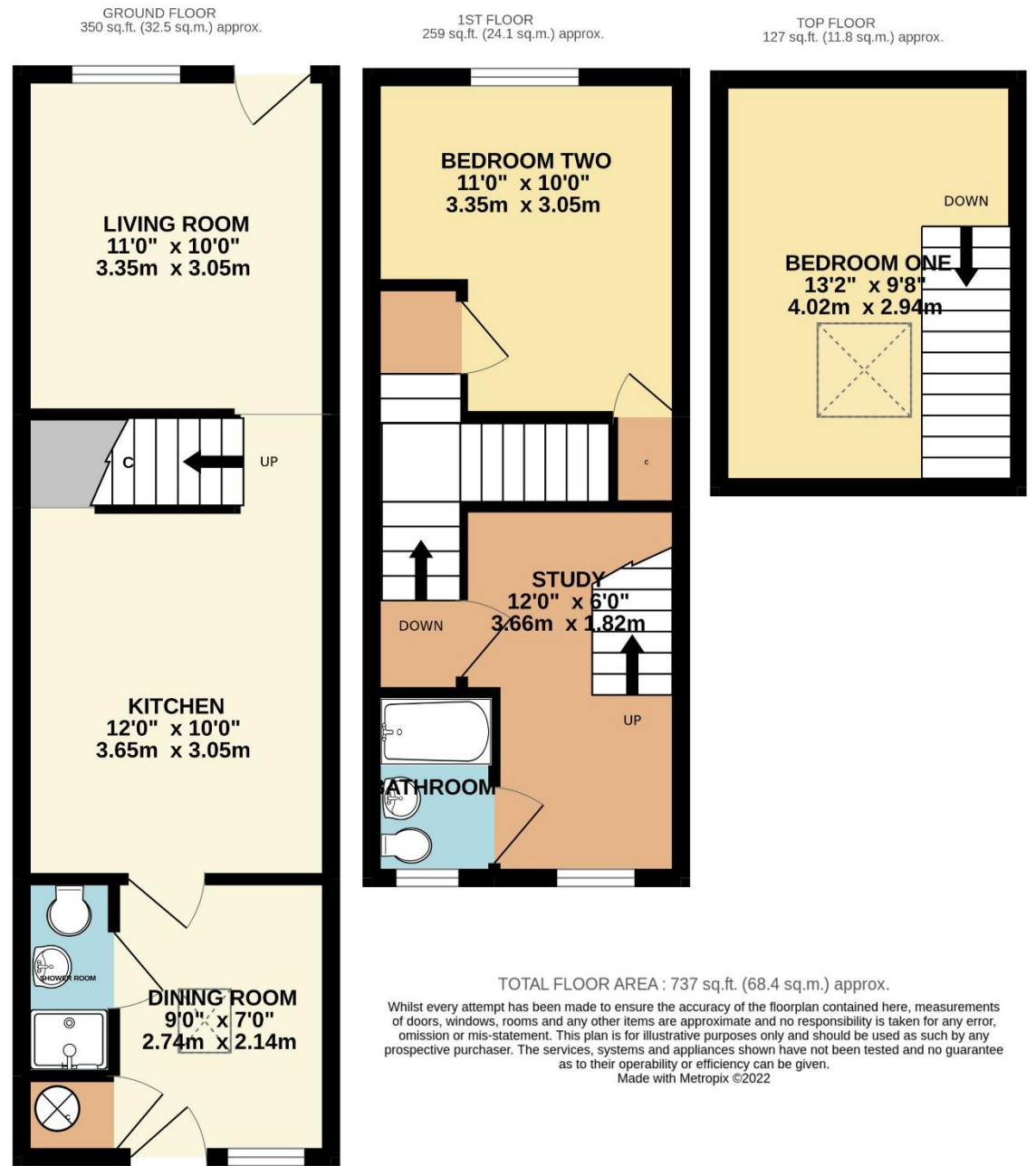


Council Tax Band: C £1835.10 pa

Nearest Bus stop: Oxford Street 0.1 km

Nearest Train station: Newbury 1.0 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

