



24 Sunderland Gardens Newbury Berkshire RG14 6BN

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Price Guide £375,000 Freehold

A modern and well presented three storey town house located on a popular development on the west side of Newbury. Within easy walking distance of St Bartholomews and John Rankin schools, the town centre and Newbury train station are closeby. This layout of the accommodation is quite sought after. On the ground floor, the Living Dining Room leads onto a private rear Garden. The Kitchen and Cloakroom are also on this floor. There are Two Bedrooms and a Bathroom on the first floor. The second floor boasts a fabulous Master Bedroom suite with En suite Shower Room. Outside there is a private rear Garden and parking for two vehicles.

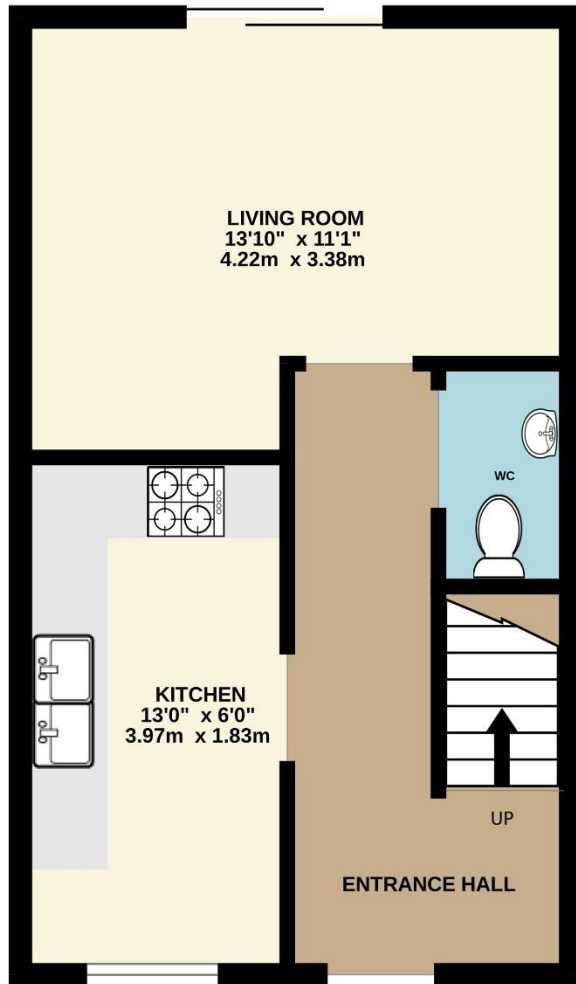
Benefitting from Gas Central Heating and UPVC Double Glazing.

Offered with No Ongoing Chain

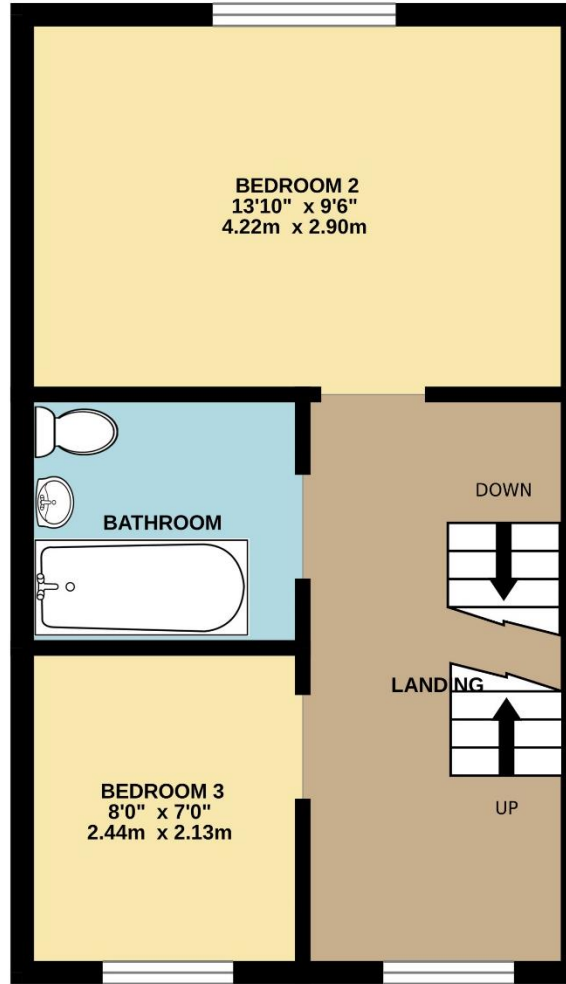
Directions: From Newbury town centre proceed out of Bartholomew Street, over the bridge, and take the turning right at the traffic lights into Pound Street continuing into Enborne Road. Follow the road until nearly out of Newbury and Sunderland Gardens is the last turning on your right. Follow the road around and once you have made a left turn, the property can be found on the right.



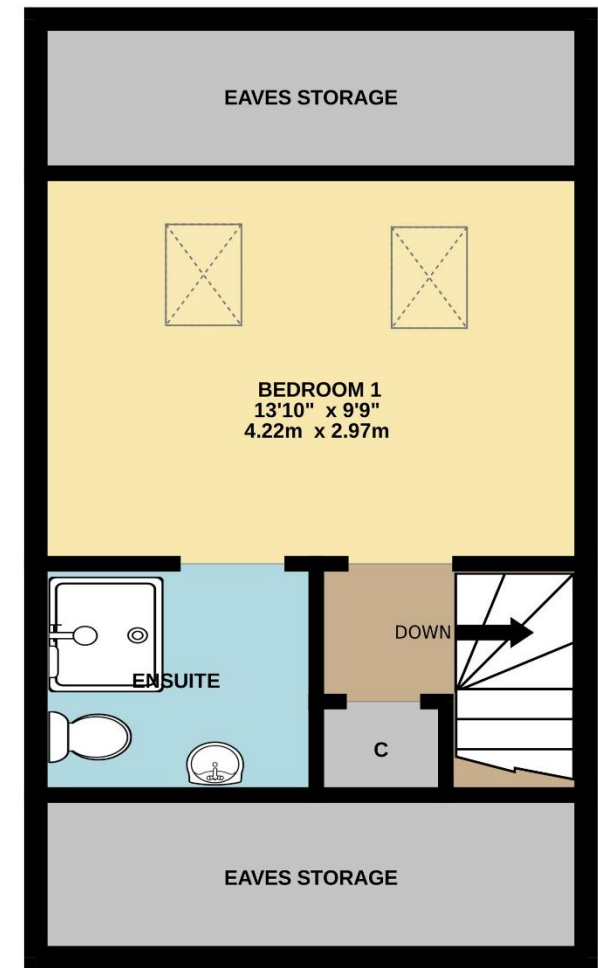
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 935sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band: D **£2064.49 pa**
Nearest Bus stop: Enbourne Road **0.2 km**
Nearest Train station: Newbury **1.3 km**

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 contracts

