



## 35 NEWPORT ROAD

NEWBURY RG14 2AP

A spacious three bedroom semi-detached house.

Ground floor accommodation comprises reception room, open kitchen and conservatory giving fantastic extra living space. On the first floor are three bedrooms, two of which are fantastic doubles and bathroom.

This property benefits from a large driveway with parking for several cars. The driveway is gated and there is additional on street parking in front property.

To the rear the conservatory and kitchen out onto a generous garden with shed space for storage.



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## AT A GLANCE

1062 Square feet/ 98 square metres  
Three bedrooms  
Bathroom  
Sitting room  
Kitchen  
Driveway parking  
Conservatory  
Garden

## UTILITIES

Mains water, drainage, electricity and gas.  
Gas fired central heating.  
West Berkshire Council Band  
EPC D

## SITUATION

The property is situated on the north side of Newbury town centre.

## DIRECTIONS

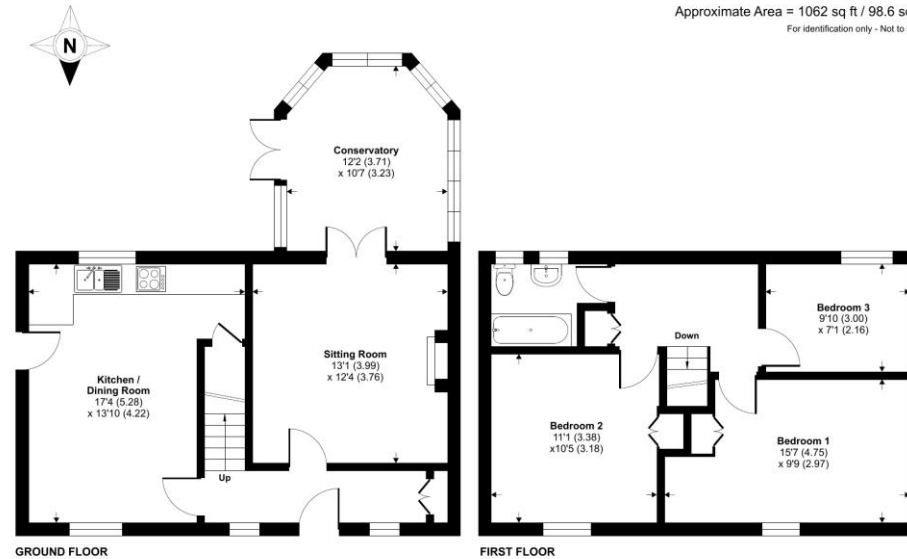
For sat nav RG14 2AP, there is a board at the property.

What Three Words /// paused.bricks.began

## Newport Road, Newbury, RG14

Approximate Area = 1062 sq ft / 98.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Winkworth. REF: 948043



## Newbury Office

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# Winkworth

See things differently.