



## 26 RAILWAY ROAD

NEWBURY RG14 7PE

**A beautifully presented, victorian terraced house located just one mile from Newbury town centre.**

The downstairs accommodation comprises a living room, leading into the dining room, then into the kitchen, which has access onto the rear garden.

Upstairs, the property has two generous bedrooms and the family bathroom.

The south facing rear garden has been turned into patio for easy maintenance.

Unrestricted on street parking.

**\*NO ONWARD CHAIN\***



**Winkworth**

## AT A GLANCE

- 570 sq ft / 52.9 sq m
- Walking distance to Newbury town and train station
- Two bedrooms
- Two reception rooms
- Garden to the rear
- South facing garden
- NO ONWARD CHAIN

## UTILITIES

Electric heating  
Mains drainage  
EPC D  
Council Tax Band B

## SITUATION

The property is situated in a residential area within walking distance of the Railway Station and Newbury town centre.

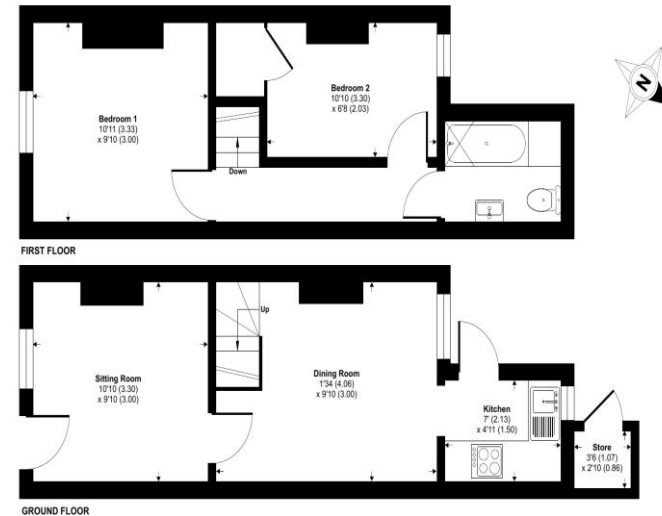
## DIRECTIONS

What3words [///strain.useful.brings](https://www.what3words.com/strain.useful.brings)

For Sat Nav RG14

## Railway Road, Newbury, RG14

Approximate Area = 570 sq ft / 52.9 sq m  
Store = 10 sq ft / 0.9 sq m  
Total = 580 sq ft / 53.8 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). © rickscm 2023. Produced for Winkworth. REF: 1024976



## Newbury Office

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# Winkworth

See things differently.