



Russell Road, Newbury, Berkshire, RG14

£325,000 *Freehold*

3  2  1 

****NO ONWARD CHAIN**** A three bedroom home situated just 0.5 miles from the town centre, with very generous garden and views onto the canal.

The ground floor comprises of a spacious open plan space with a living room featuring a bay window. The dining room features a large log burner and understairs storage. The kitchen consists of light worktops and yellow cabinets and provides access into the family bathroom. Downstairs also benefits from a utility room.

The first floor offers three double bedrooms. The master bedroom spans over 14ft and provides built in storage. Bedrooms two and three are both double bedrooms and offer views onto the very generous rear garden.

To the front is a small garden with a paved path leading to the front door. To the rear is a very generous rear garden, offering a patio space, large workshop and access onto the canal.

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

KEY FEATURES

- 1072ft² / 99.6m²
- NO ONWARD CHAIN
- Large Garden
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Three Double Bedrooms
- Family Bathroom

Newbury

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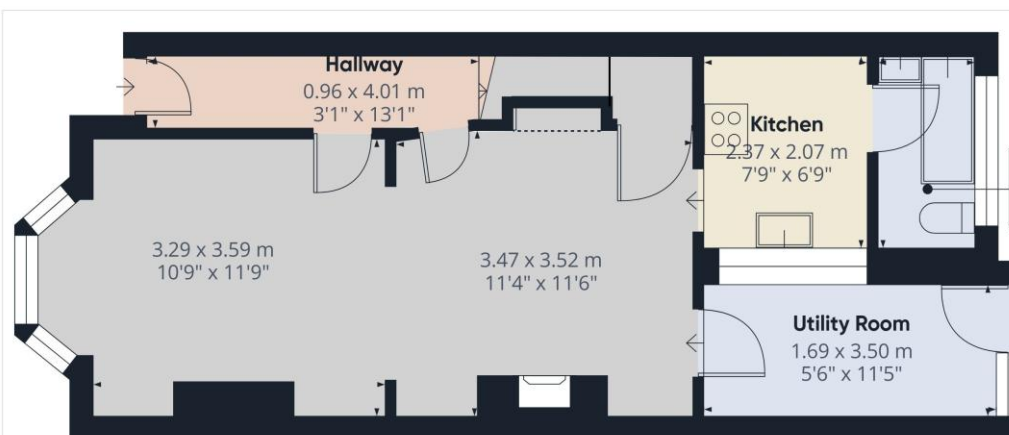
MATERIAL INFO

Tenure: Freehold

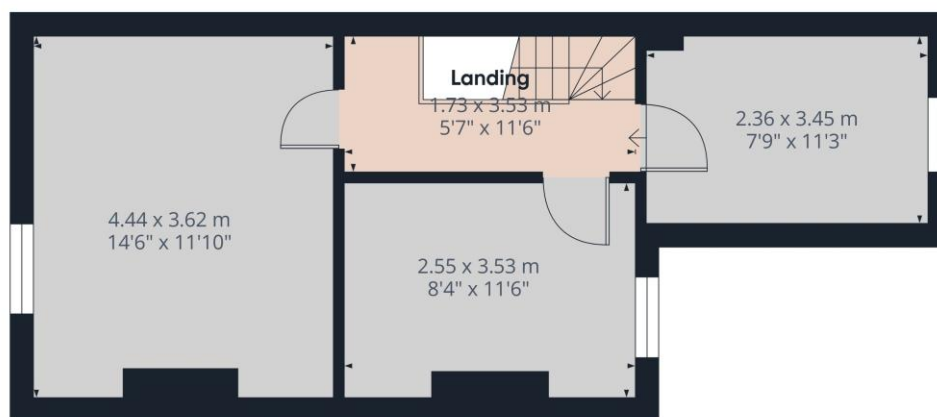
Council Tax Band: C

EPC rating: D

The property is connected to all mains and operates on gas central heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.



Ground Floor



Floor 1

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GLA[®]

99.62 m²
1072.27 ft²

Total
99.62 m²
1072.27 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

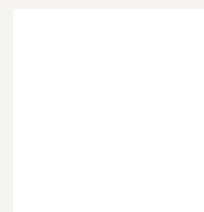
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	83 B
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NEB260167>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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