



St. Georges Avenue, Newbury, Berkshire, RG14 5NY

£369,950 *Freehold*

3 2 1

No Onward Chain

Located in the highly sought-after St Bartholomew's school catchment area, this extended three-bedroom terraced home offers 1,040 sq. ft. of well-proportioned accommodation. The ground floor comprises a welcoming entrance hall, a cozy sitting room with a log burner, kitchen/breakfast room, downstairs cloakroom and a light and airy dining room featuring a roof lantern skylight and double doors opening to the rear garden. Upstairs, the property boasts three generous double bedrooms served by a family bathroom.

Outdoors, the rear garden features a patio area with steps leading to a large lawn. Plenty of permit-free on-street parking is available directly at the front of the property.

Conveniently situated just 0.6 miles from Newbury railway station with direct links to London Paddington, the home also benefits from excellent road access via the A34 and M4, allowing for an easy commute to Reading, Oxford, and Southampton.

The property is connected to all mains services, has no known mobile coverage issues, and offers access to Ultrafast Broadband.

EPC Rating: C

Council Tax: West Berkshire Band C

Please note: Upon an offer being accepted, buyers will be required to complete third-party AML checks at a cost of £30 per buyer.

KEY FEATURES

- Extended Three Bedroom Terraced House
- Located in the Highly Sought After St Bart's Catchment
- Three Double Bedrooms
- Sitting Room with Log Burner
- Dining Room With Roof Lantern
- Family Bathroom & GF Cloakroom
- No Chain



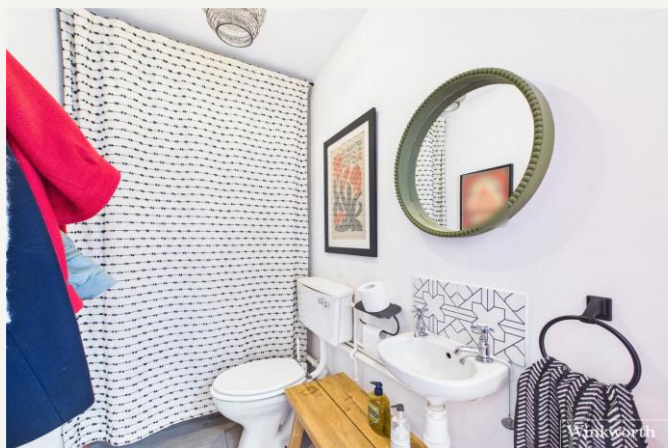
Newbury

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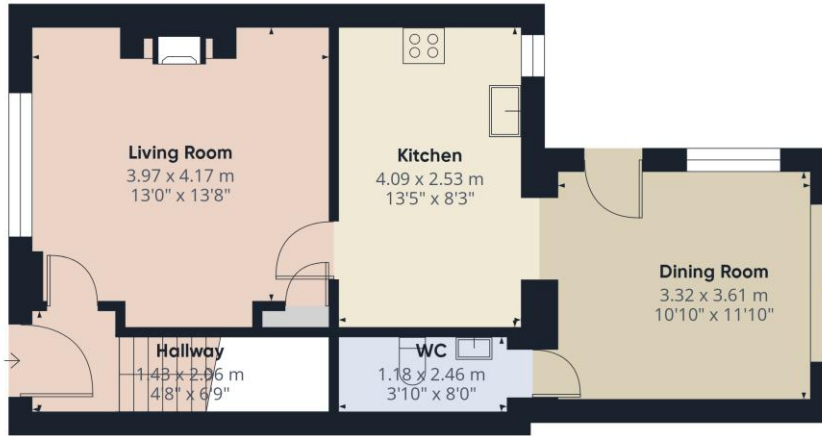
for every step...



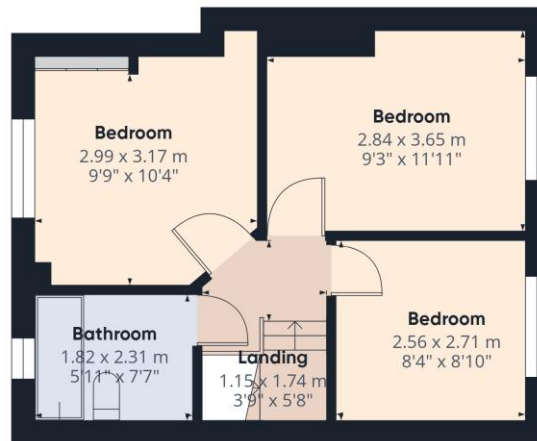


MATERIAL INFO

Tenure: Freehold
Council Tax Band: C
EPC rating: C



Ground Floor



Floor 1



GLA⁽¹⁾
96.81 m²
1042.01 ft²

Total
96.81 m²
1042.01 ft²

(1) Finished, above grade

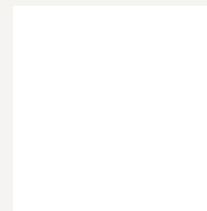
Ext. wall thickness assumed: 15.24 cm/6 in

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
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/NEB260112>

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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