



Montague Terrace, Newbury, Berkshire, RG14

£340,000 *Freehold*



A charming two bedroom home, situated just 0.7 miles to the town centre with off street parking and a basement. The ground floor comprises of a cosy living room with log burner and characterful sash window, which floods the room with natural light. The kitchen is of a great size and consists of navy blue cabinets with a wooden worktop. The family bathroom has a shower of the bath and a mix of white and pretty blue tiles. The house also benefits from a basement, offering fantastic additional storage. To the first floor are two double bedrooms. The master has a feature fireplace, two built in wardrobes and access to the loft space. Bedroom two is also of a great size and overlooks the rear via a stunning sash window. To the rear is a good sized garden, offering a patio space, perfect for alfresco dining. The rest of the garden is mainly laid to lawn with a pretty flower boarder and a gate to provide rear access. To the front is a large gravel driveway, with space for three cars and additional storage.

KEY FEATURES

- 705ft² / 65.6m²
- 0.7 miles from town centre
- Off Street Parking
- Living Room With Log Burner
- Open Plan Kitchen Diner
- Family Bathroom
- Basement
- Rear Garden
- Two Double Bedrooms



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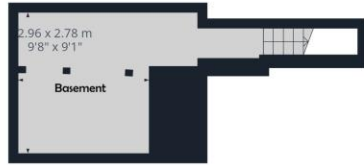
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MATERIAL INFO

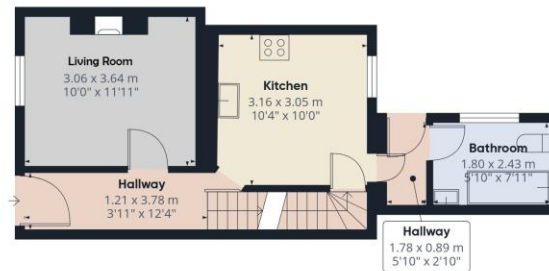
Tenure: Freehold
Council Tax Band: C
EPC rating: D

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.

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Floor -1



Ground Floor

Approximate total area⁽¹⁾
65.6 m²
705 ft²



Floor 1

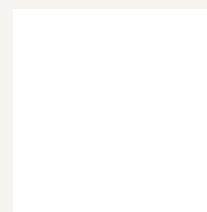


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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