



Rockingham Road, Newbury, Berkshire, RG14

£485,000 *Freehold*

3  2  1 

A beautifully presented and characterful three/four bedroom family home, situated within ST. BARTS catchment.

The ground floor comprises of a long entrance hall, leading into the incredible open living dining space. The living room features a bay window, flooding the room with natural light and a log burner, perfect for the winter months. The dining room is open plan with the living space, which overlooks the rear garden. The kitchen consists of white cupboards and dark worktops, with integrated appliances and pantry.

To the first floor are three/four bedrooms. The master is very generous in size and has a large bay window and feature fireplace. Bedroom two is another great sized double with a further feature fireplace, and views onto the rear. Room three is a single room and room four would make a great nursery/office. The family bathroom has a shower over the bath and white tiling.

To the front of the property is a small, low maintenance garden, wrapped by a picket fence. To the rear is a great sized garden with a decked area with pretty planters, a patioed space at the bottom of the garden, with the rest being laid to lawn. There is rear access via a gate, leading onto Craven Road. There is residents permit parking on street.

KEY FEATURES

- 94m2 / 1013ft2
- Living Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- A Single Bedrooms
- Office/Nursery
- Family Bathroom
- Private Rear Garden
- Permit Parking

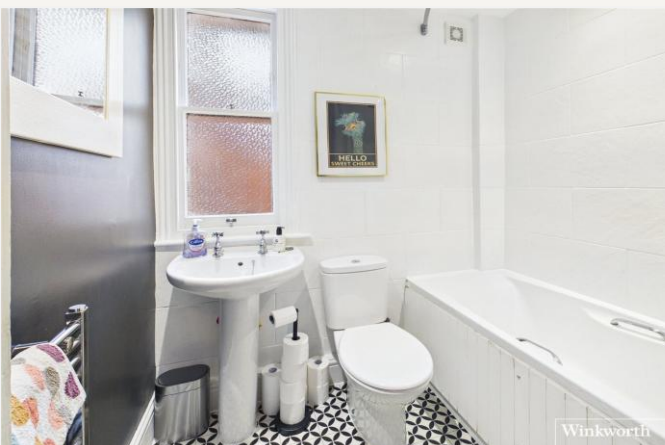
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MATERIAL INFO

Tenure: Freehold

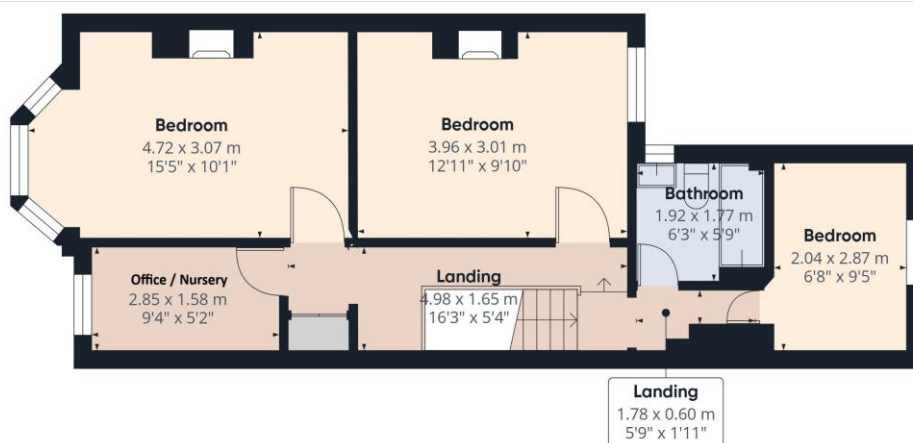
Council Tax Band: C

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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Approximate total area⁽¹⁾
94 m²
1013 ft²

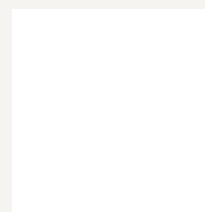
(1) Excluding balconies and terraces

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

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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