



Winkworth

for every step...

Turnpike Road, Newbury, Berkshire, RG14

£425,000 *Freehold*



A beautifully presented three bedroom semi-detached home with an **EXTREMELY LARGE GARDEN** and generous driveway, within 1.2 miles of the train station.

The ground floor comprises of a large living room with views straight through to the dining room and onto the large, private rear garden. There are french doors to offer access onto the rear. The kitchen consists of neutral cabinets and grey worktops. From the kitchen, you have access to the conservatory which currently houses the white goods and provides a further access point onto the rear garden.

To the first floor are three bedrooms. Rooms one and two are great sized doubles, with the master offering built in storage and the bedroom two overlooking the rear garden. The third bedroom is a single and also looks over the rear. The family bathroom has neutral tiling and a shower over the bath.

To the rear is an extremely generous garden. To the front of the garden is a patioed area, great for hosting. There is an additional patio area to the back of the garden, which is a suntrap, with the rest being mainly laid to lawn. To the front of the property is a gravel driveway with space for several vehicles, bordered with mature hedges and a wooden gate. There is side access.

KEY FEATURES

- 105.5m² / 1137ft²
- Living Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- One Single Bedroom
- Family Bathroom
- Extremely Large Rear Garden
- Generous Driveway



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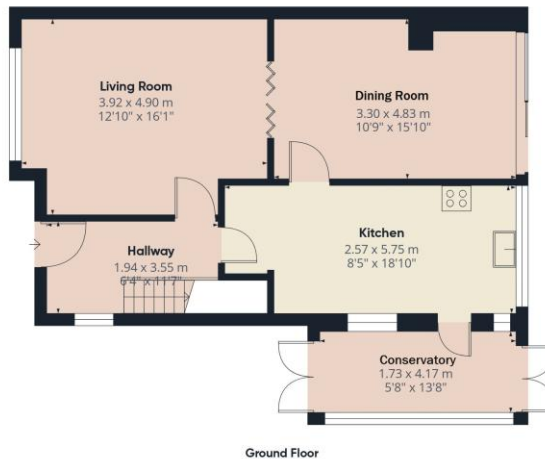


MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
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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Approximate total area⁽¹⁾
105.5 m²
1137 ft²

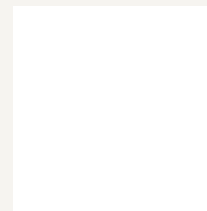
(1) Excluding balconies and terraces.

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

GIRAFFE360



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

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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