



**4 RAILWAY ROAD**

Guide price £299,950

**Carter Jonas**



## 4 RAILWAY ROAD NEWBURY RG14 7PE

- Within Newbury town centre giving good access to all of the town's facilities
- Newbury station within walking distance

Sitting room with attractive fireplace · dining room · modern kitchen · conservatory · 2 double bedrooms · bathroom · double-glazing · generous south facing garden · good central location within Newbury · Council Tax Band B · Energy Rating D

### SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

This attractive terraced house is extremely well situated within easy access to Newbury and the town's facilities. The property benefits from a large living area with a sitting room to the front with fireplace which opens to a useful dining area. At the rear of the house there is a well-equipped fitted kitchen with access to a good quality conservatory with access onto the garden. Upstairs the feeling of light, space and character continues with 2 comfortable bedrooms and a modern bathroom.

**AN ATTRACTIVE AND CHARACTERFUL 2 BEDROOM TERRACED HOUSE IN AN EXCELLENT CENTRAL LOCATION WITHIN NEWBURY TOWN. THE PROPERTY BENEFITS FROM SPACIOUS ACCOMMODATION INCLUDING A THROUGH LIVING SPACE WITH SITTING ROOM AND DINING ROOM, A MODERN WELL-EQUIPPED FITTED KITCHEN A LOVELY CONSERVATORY AND PRIVATE GARDEN. AVAILABLE FOR SALE CHAIN FREE.**



## OUTSIDE

The property benefits from a generous south facing rear garden with a patio leading from the house to a long stretch of lawn with well tended shrubbed borders, at the rear of the garden there is an additional patio ensuring a sunny aspect throughout the day. A gate in the rear garden gives a useful access to the street.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas fired central heating

**Local Authority:** West Berkshire Council - 01635 551111

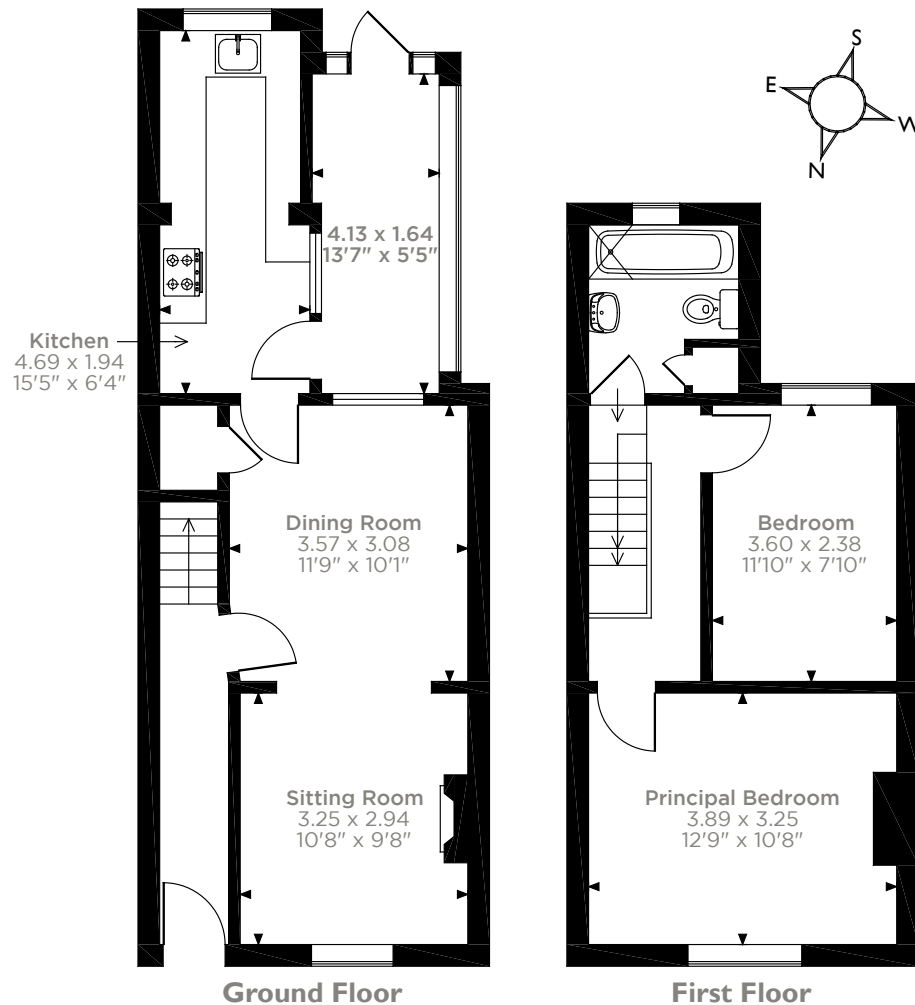
**Council Tax:** Band B

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG14 7PE



4 Railway Road, Newbury  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

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