



**6 SHREWSBURY TERRACE**

Guide Price £325,000

**Carter Jonas**

## **6 SHREWSBURY TERRACE BUCKINGHAM ROAD NEWBURY RG14 6DQ**

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

Sitting room with attractive fireplace · modern kitchen/ diner · 2 bedrooms · bathroom · double-glazing · west facing garden · good central location within Newbury · useful brick store building with utility area · Energy Rating D

### **SITUATION**

Shrewsbury terrace is a desirable row of terraced house set back from the road, off Buckingham Road, south Newbury. 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 and kitchen/diner beyond with access to 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 VICTORIAN TERRACED HOUSE IN AN EXCELLENT LOCATION IN SOUTH NEWBURY. THE PROPERTY BENEFITS FROM SPACIOUS ACCOMMODATION INCLUDING A LIVING ROOM AND KITCHEN/DINER WITH A MODERN WELL-EQUIPPED FITTED KITCHEN AND PRIVATE GARDEN AND USEFUL BRICK STORE BUILDING. AVAILABLE FOR SALE CHAIN FREE.**



## OUTSIDE

The property benefits from a generous west facing rear garden with a patio leading from the house ensuring a sunny aspect throughout the day. At the front of the property there is an additional useful store building with 2 store areas and utility area

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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

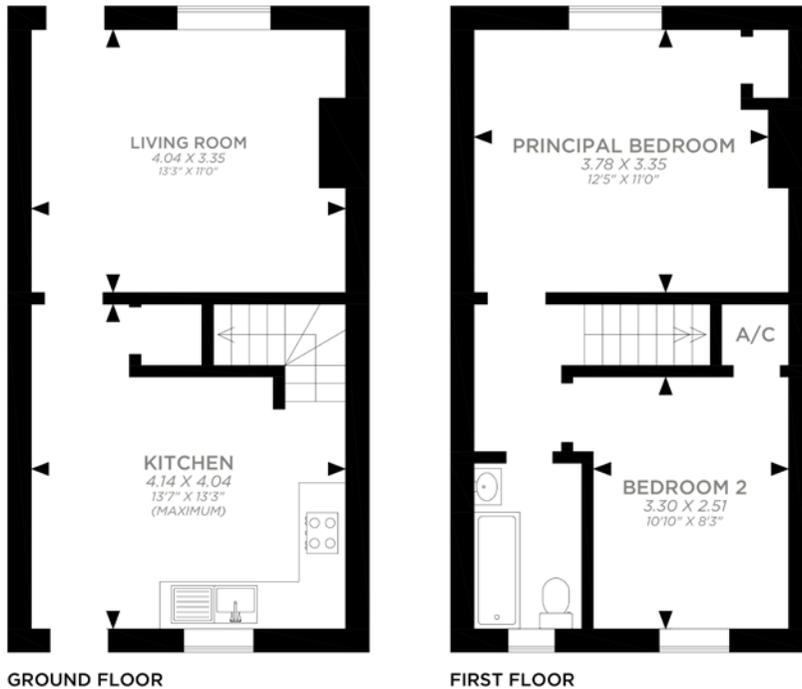
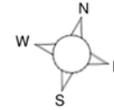
**Council Tax:** Band C

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

**Directions:** Please use postcode RG14 6DQ



SHREWSBURY TERRACE, BUCKINGHAM ROAD, NEWBURY  
 APPROXIMATE GROSS INTERNAL AREA  
 672 SQ FT / 62 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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