

11 Madeira Place, Newbury, Berkshire, RG14 7BJ

Freehold

Guide Price **£250,000**

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SIMUL MOVERE



A well-presented and generously proportioned terraced home with two double bedrooms. The property also benefits from a useful cellar offering additional storage and an enclosed courtyard garden.

- Entrance hall
- Modern kitchen
- Sitting room
- Dining room
- Cellar

  Two bedrooms
- Family bathroom
- Enclosed rear garden
- Four minute walk to railway station

SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, as well as the award-winning Victoria Park which has excellent visitor facilities, and much historical interest nearby, at Donnington Castle and Highclere Castle (of Downton Abbey fame). There are plenty of stunning walking and cycling trails, including the tow path along the Kennet & Avon Canal which passes directly through the town centre. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

This beautifully presented and modernised two-bedroom mid-terrace home offers stylish, well-proportioned accommodation throughout, making it an excellent choice for first-time buyers, downsizers or investors alike. The accommodation comprises an entrance hallway, a comfortable living room and a spacious, modernised kitchen/dining room, providing an excellent space for both everyday living and entertaining. To the first floor are two generous double bedrooms and a contemporary family bathroom.

Further benefits include a useful cellar, offering valuable additional storage space.

Having been modernised throughout, the property is ready to move straight into. An excellent opportunity for buyers seeking a well-presented home within easy reach of Newbury's shops, restaurants and transport links.













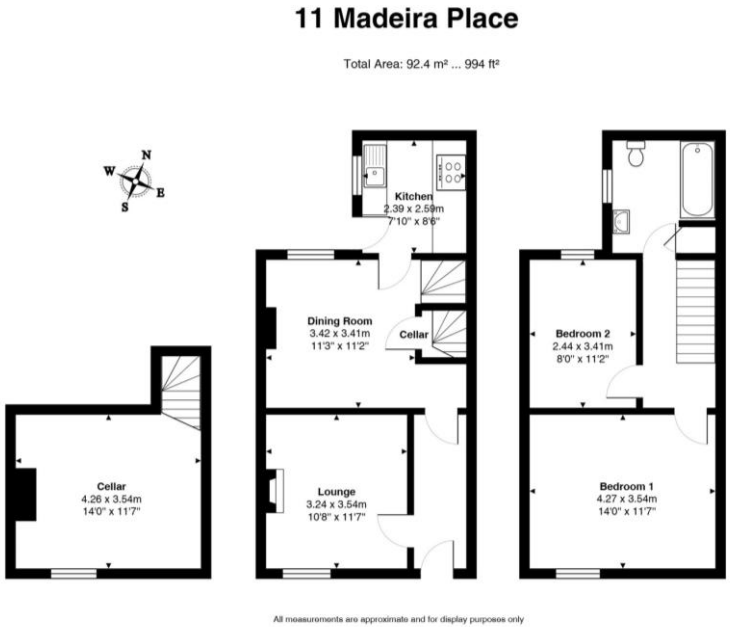
OUTSIDE

The property enjoys the benefit of an enclosed front garden, creating an attractive approach, while to the rear is a low-maintenance garden, providing a pleasant outdoor space to relax and enjoy without the upkeep of a larger garden.

SERVICES & MATERIAL INFORMATION

All mains services connected except gas.
Council tax band C
EPC rating E





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