

14 Trout Walk, Newbury, Berkshire, RG14 2BL

Freehold

Guide Price **£365,000**

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SIMUL MOVERE



A beautifully presented and fully modernised three bedroom terraced house, conveniently located for the town centre, railway station and major road links.

- Closed onward chain
- Kitchen/diner with bi-folds
- Generous living room
- Cloakroom
- Modernised throughout by current vendors
- Three bedrooms
- Rear garden
- Driveway parking for multiple vehicles
- Gas central heating
- Garage in block

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

Tastefully decorated and thoughtfully modernised throughout, the property offers well-proportioned accommodation arranged over two floors.

The ground floor comprises an entrance hall with stairs to the first floor, a generous living room, a modern fitted kitchen with ample space for dining and a cloakroom.

To the first floor are two double bedrooms, both benefitting from built-in wardrobes, a good-sized single bedroom and a modern family bathroom.











OUTSIDE

To the front of the property is a private driveway. To the rear is a well-maintained garden comprising a patio seating area, lawn and large garden shed.

The property further benefits from a garage located in a nearby block, accessed via the rear of the terrace, with gated access to the rear parking area.

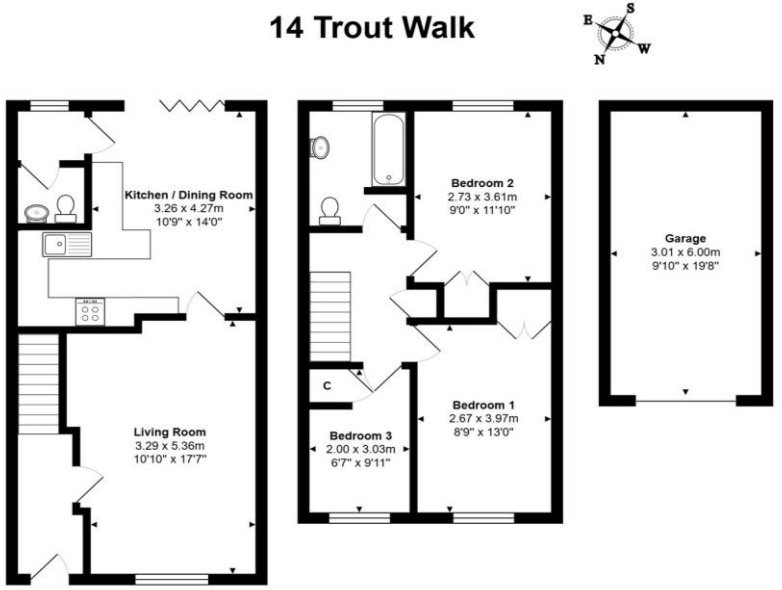
SERVICES & MATERIAL INFORMATION

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

What3Words: cope.hook.king



14 Trout Walk



Total Area: 87.4 m² ... 941 ft² (excluding garage)

All measurements are approximate and for display purposes only

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