



27 Sunderland Gardens Newbury Berkshire RG14 6BN



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Price Guide: £410,000 Freehold



**A 4 bedroom, three storey end of terrace town house situated on this most sought after development to the south west of the town**

- Entrance Hall
- Cloakroom
- Open Plan Living Area/Kitchen
- 4 Bedrooms
- En-suite Shower to the Master Bedroom
- Family Bathroom
- Gas Fired Central Heating
- Double Glazing
- Private Rear Garden with an approximate depth of 48'
- 2 Allocated Off Road Parking Spaces

### Location

Sunderland Gardens is located to the western border of Newbury yet within a 15 minute walk of the town centre itself. The bustling market town of Newbury offers a comprehensive range of shopping, leisure and educational facilities and direct rail links to London Paddington. There are excellent road communications with easy access to the A4, A34 and M4 at junction 13.



 **jones robinson**

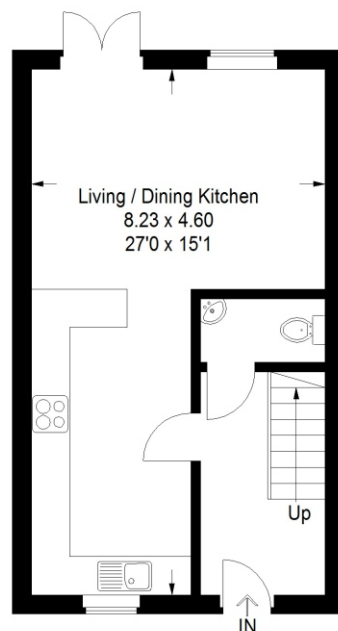
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*Fantastic location with great school catchment*

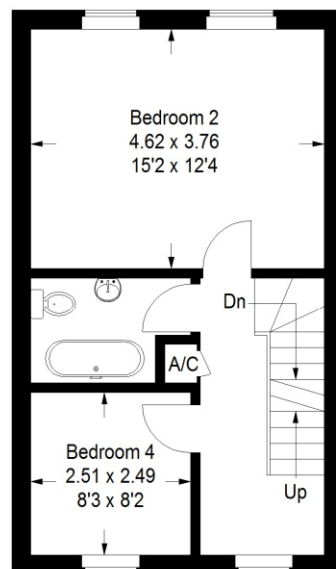
*Paula Rudge*

## 27 Sunderland Gardens

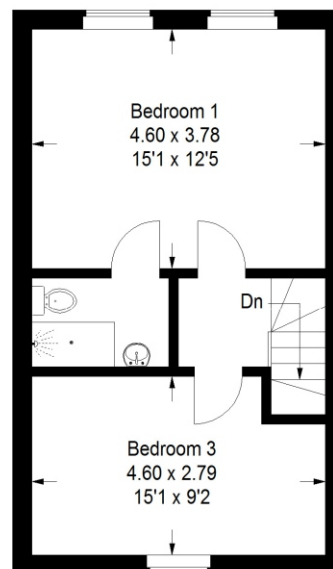
Approximate Gross Internal Area  
114.7 sq m / 1235 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Description

This property is tucked away at the end of the development and is an ideal first family home or a buy to let investment. It is in excellent school catchments and a short walk of the canal path. The property is arranged over 3 floors with an entrance hall, cloakroom & open plan kitchen/living/dining room to the ground floor with patio doors to the garden. To the first floor there is a 15ft 2nd bedroom, family bathroom and a fourth bedroom. To the second floor there is a 15' X 12'5 master bedroom with ensuite shower room and a 15' X 9'2 3rd bedroom. The property benefits from gas central heating to radiators and double glazing.

### Outside

Immediately to the rear of the property is a decking area leading onto a paved patio and a low maintenance fully enclosed garden with a side gate giving access to the front of the property. The garden has approximate depth of 48' and enjoys a high degree of privacy. There are 2 parking spaces situated in a nearby parking area and on street parking directly in front of the house. There is also visitor parking situated almost opposite (to the left of the flats).



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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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All measurements are approximate.

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### Directions

From our offices in Bartholomew Street turn left and proceed over the mini roundabout and bridge and turn right at the next set of traffic lights into Pound Street. Pound Street then leads into Enborne Road where Sunderland Gardens will be found as the last turning on the right hand side. Proceed into the Inglewood Park development and follow the road around to the left where the property will be found towards the end of the cul de sac on the right hand side.

### Services

All mains services are connected

All enquiries please to the Newbury office -  
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