



225 Andover Road Newbury RG14 6NG

Price Guide: £660,000 Freehold

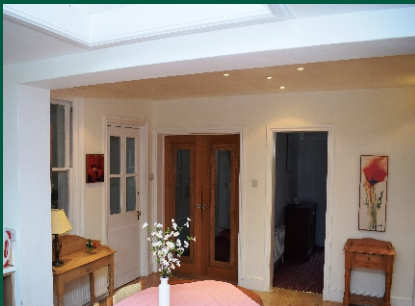


A delightful double fronted Edwardian family home with traditional and spacious accommodation and no onward chain

- Entrance hall
- Large kitchen/breakfast room
- Bay-fronted dining room
- Bay-fronted sitting room
- Generous living room
- Utility, WC and rear porch
- Master bedroom with en-suite bath
- Guest bedroom with en-suite shower
- Two further bedrooms, one with basin
- Family bathroom
- Parking for three/four cars
- Enclosed garden
- Gas central heating
- No onward chain

Location

The property is situated close to the shopping precinct at Wash Common and within the catchment of Falkland Primary School. Park House secondary school is just a short walk away and there is convenient access to the town centre. There is also easy access to the Newbury bypass which leads to the M4 motorway, 4 miles to the north. Newbury offers a comprehensive range of shopping, leisure and educational facilities and has a station on the direct line to London Paddington. It also benefits from being surrounded by beautiful rolling countryside.



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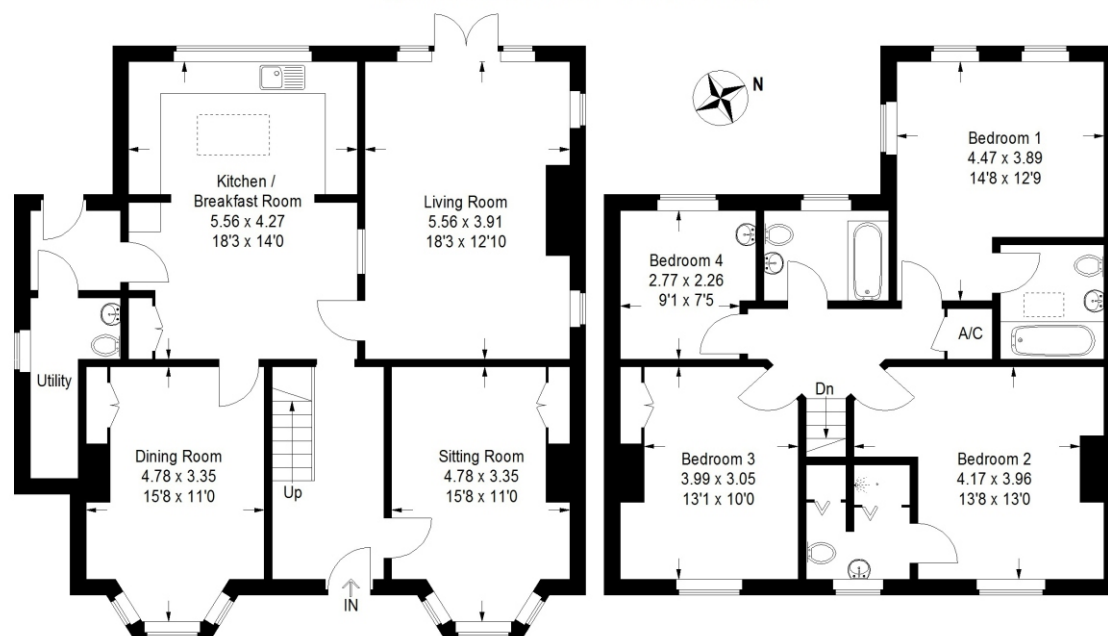
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A superb Edwardian family home with no onward chain

Paul Hodgson

225 Andover Road

Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 398247)

Description

This delightful Edwardian double-fronted property is available with no onward chain and provides an excellent standard of family accommodation. The ground floor comprises entrance hall, matching sitting room and dining room, both with bay windows, a large kitchen/breakfast room, utility and cloakroom and a generous living room. The first floor provides a master bedroom with en-suite bath, guest bedroom with en-suite shower, two further bedrooms, one with a basin and a family bathroom. The property benefits from gas central heating.

Outside

This double fronted property offers vehicle access from Monks Lane (just round the corner) which leads to the back of the house where there is parking for three/four cars and a turning circle shared with next door. A gate leads through to the garden which is enclosed by panel fencing and a footpath leads under a pergola to the back door.



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Directions

From our Newbury Branch bear left into Bartholomew Street and continue to the St Johns roundabout turning right onto Andover Road. Proceed up the hill where the property can be found just on the other side of the mini roundabouts on the left hand side. For parking turn left at these mini roundabouts into Monks Lane and then immediately right into the driveway marked 225.

Services

All main services are connected.

All enquiries please to the Newbury office -
118 Bartholomew Street

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Berkshire RG14 5DT

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

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