



77 Elizabeth Avenue Newbury RG14 6HG



77 Elizabeth Avenue Newbury RG14 6HG

Price Guide: £325,000 Freehold



A beautifully presented semi-detached house with a generous garden

- Convenient south Newbury location
- Gas central heating
- General parking off the road
- Generous entrance porch
- Entrance hall
- Double aspect living room
- Recently fitted utility
- Attractive kitchen/diner
- Three bedrooms
- Bathroom
- Separate WC
- Front & rear gardens

Location

This established family home is situated at the top of Elizabeth Avenue close to Essex Street and the shopping parade which offers a supermarket, newsagents and take-away. Newbury offers an excellent range of shopping, leisure and educational services and has a railway station on the direct line to London Paddington. Road links are very good with the A339 running through Newbury and giving access to the M4 motorway at junction 13, 4 miles to the north at Chieveley.



 **jones robinson**

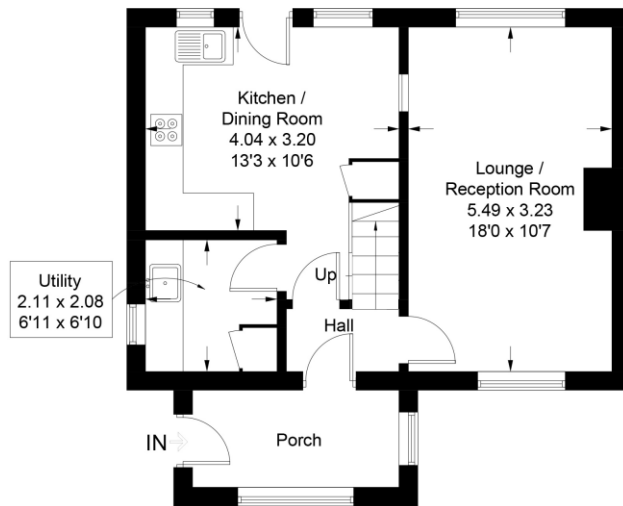
Sales Lettings New Homes Land & Professional Valuations across Berkshire Hampshire & Oxfordshire

An upgraded house, ideal for a young family

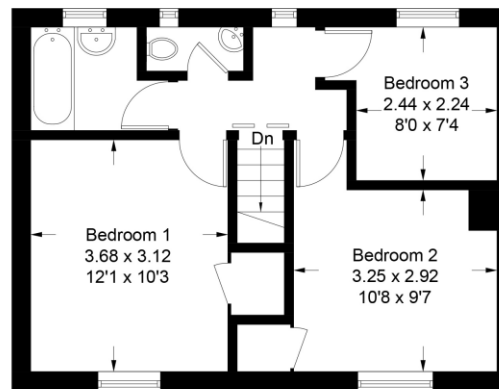
Paul Hodgson

77 Elizabeth Avenue

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID466371)

Description

The rejuvenated accommodation is arranged over two floors and comprises an impressive entrance porch, entrance hall, modern re-fitted kitchen/dining room with a built-in double oven, gas hob and dishwasher, a newly created utility and a double aspect living room on the ground floor, three bedrooms and a bathroom with separate WC on the first floor. The property benefits from gas central heating and double glazing.

Outside

To the front of the property a footpath leads to the front door and there is general parking off the road outside the house. There is a privacy hedge on the front boundary and the front garden is laid to lawn. The rear garden extends approximately 60' and is laid to patio adjacent the house and gives way to a large expanse of lawn, enclosed by panel fencing. There is a sun terrace at the bottom of the garden, a large shed and a useful storage area to the side of the house.



 **jones robinson**

Sales Lettings New Homes Land & Professional Valuations across Berkshire Hampshire & Oxfordshire

77 Elizabeth Avenue Newbury RG14 6HG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars. Important Notice - Jones Robinson for themselves and for the Vendors of this property, whose agents they are, give notice that -

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Jones Robinson has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Jones Robinson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Directions

From our offices in Bartholomew Street turn left and continue to the St Johns roundabout turning right onto Andover Road. Proceed up the hill to the top and turn right at The Gun public house onto Essex Street passing the shopping precinct on your right hand side. Take the 2nd turning right into Elizabeth Avenue where No 77 can be found after a short distance on the right hand side.

Services

All main services are connected.

All enquiries please to the Newbury office -
118 Bartholomew Street

Newbury

Berkshire RG14 5DT

Tel: 01635 35010

Fax: 01635 523219

Email: sales@jonesrobinson.co.uk

www.jonesrobinson.co.uk



Sales Lettings New Homes Land & Professional Valuations across Berkshire Hampshire & Oxfordshire