



11 Roebuts Close Newbury RG14 7AP



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Guide Price: £345,000 Freehold



**A semi-detached house in a south Newbury cul-de-sac with a generous garden which requires updating**

- No onward chain
- Gas central heating
- Driveway parking
- Garage
- Entrance hall
- Living room with fireplace
- Dining room
- Kitchen with larder
- Ample storage
- Cloakroom/WC
- Three bedrooms
- Bathroom
- Delightful gardens

### Location

Roebuts Close is a quiet and elevated cul-de-sac on the southern side of Newbury within the catchment area of some excellent schools at primary and secondary level. Newbury offers a comprehensive range of shopping, leisure and educational facilities and a railway station on the direct line to London Paddington. Road links are very good with the M4 junction 13 just three miles north of the town.



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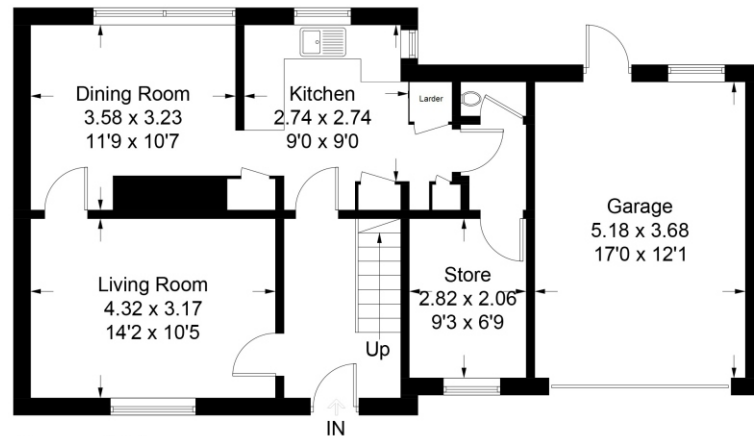
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*An ideal project to create a lovely family home*

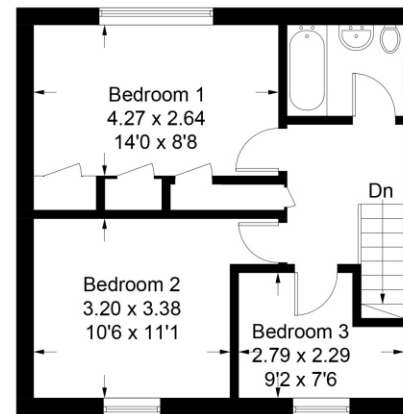
*Paul Hodgson*

### 11 Roebuts Close

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft  
Garage = 19.4 sq m / 209 sq ft  
Total = 116.1 sq m / 1250 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID475644)

### Description

The accommodation, which requires general updating and offers significant development potential, comprises entrance hall, living room with fireplace, dining room, kitchen and cloakroom, plus a large amount of storage (including a larder, store and lobby) on the ground floor with three bedrooms and a bathroom on the first floor. The property offers gas central heating and is available with no onward chain.

### Outside

There is a driveway which leads to the garage which is flanked by lawn and a pathway leads to the front door. The rear garden is a particularly attractive part of this property being of significant size and laid to lawn with planted borders with fencing on the boundary.

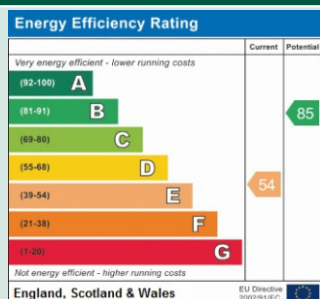


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All measurements are approximate.

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 Newbury town centre turn left and continue to the St Johns roundabout, turning right into the Andover Road. Continue for 200 yards and turn left into Wendan Road, climbing the hill, almost to the top. Turn right into Three Acre Road and then right again into Roebuts Close. Follow the road around to the right where the property can be found in the bottom corner.

### Services

All mains services are connected.

### Please Note

We would advise all interested parties that the vendors of this property have committed to a 4 week marketing programme. All initial bids are to be presented to Jones Robinson in writing by Friday 5th October 2018. These initial bids will be presented to the vendors for their consideration when it is expected that a best and final bid date of 12 noon on Friday 12th October 2018 will be announced.

All enquiries please to the Newbury office -  
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