



jones robinson



FREEHOLD GUIDE PRICE

£325,000

24 Pond Close

Newbury, RG14 6HJ



Tucked away towards the end of a cul-de-sac a mature semi-detached home with private 80ft rear garden within catchment for John Rankin primary and St Bartholomew's secondary school.

- Cul-de-sac location
- John Rankin primary school catchment
- St Bartholomew's secondary school catchment
- Open fireplace in living room
- Re-fitted kitchen/dining room
- Large decking area
- 80ft rear garden



LOCATION

A popular cul-de-sac within an established residential area to the south of the town centre. As well as being home to Newbury Racecourse, the town offers a comprehensive range of shopping, leisure and educational facilities. 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 36 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

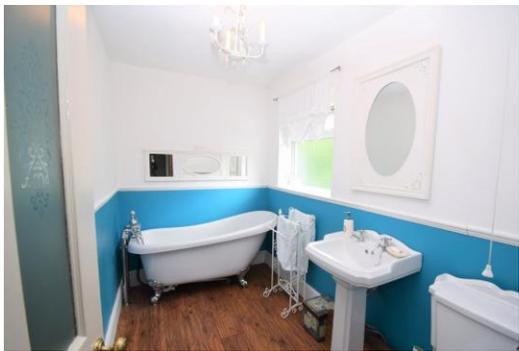
DESCRIPTION

This well-proportioned semi-detached family home occupies a generous plot and comprises a refitted kitchen/dining room, utility room, lovely dual aspect living room with open feature fireplace, three good sized bedrooms and re fitted bathroom suite.

OUTSIDE

To the front of the property is a nice sized and well-tended lawned garden with pathway leading to the front door, with side access to the rear garden via a wrought iron gate. Immediately to the rear is a large raised decking area perfect for outside dining in the summer months with the remainder of the garden being laid to lawn and enjoying a southerly aspect.





DIRECTIONS

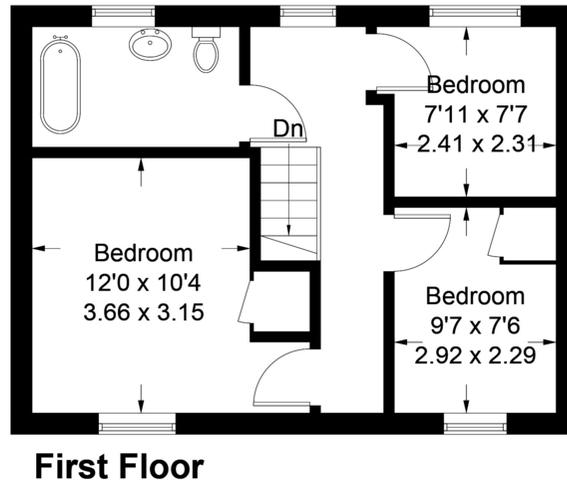
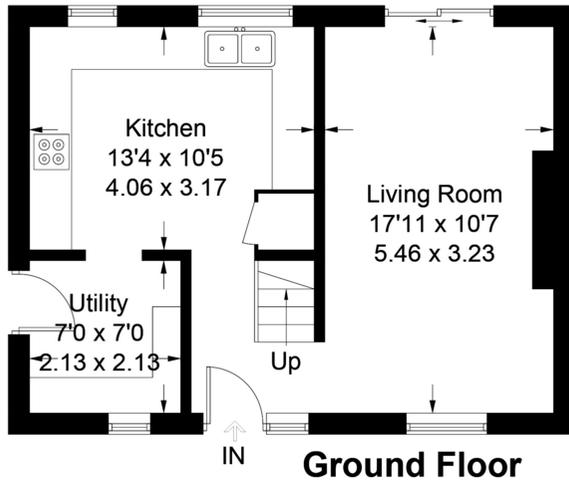
From our offices in Bartholomew street turn left, proceed over the bridge and turn right on to Enborne Road. Take your 3rd left into Buckingham Road and at the mini roundabout turn right in to Fifth Road, take your 3rd left into Valley Road. Proceed up the hill where Pond Close will be found on the left where the property will be found towards the end of the cul-de-sac on the right.





24 Pond Close

Approximate Gross Internal Area = 81.7 sq m / 880 sq ft



SERVICES

All mains services are connected. The property operates on gas fired central heating and benefits from double glazing. Energy efficiency rating D



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