



18 ANDOVER ROAD
Guide Price £375,000

Carter Jonas

18 ANDOVER ROAD NEWBURY RG14 6LR

- Within walking distance of the town and Newbury mainline station with trains to Paddington
- Excellent road access to both the A34 and M4

Entrance hall · sitting room opening to dining room · kitchen · ground floor cloakroom · 3 bedrooms · shower room · front garden · private and sizeable rear garden · all mains services including gas fired central heating · Energy Rating D

SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

18 Andover Road, originally built in the late 1800's, is a charming Victorian house that has been in the same ownership for the last 40 years. The house now offers an excellent opportunity for someone to put their own mark on it with potential to extend out to the rear, side and into loft subject to the relevant permissions. The property has retained its original charm with sash windows, fireplaces, coving, picture rails and has an inviting entrance hall beyond which is a fitted kitchen with a door to the rear garden and downstairs cloakroom. To the front of the house there is a lovely sitting room with a large bay window and feature fireplace and surround. To the rear there is a dining room also with fireplace.

AVAILABLE WITH NO ONWARD CHAIN IS THIS THIS BAY FRONTED SEMI-DETACHED VICTORIAN HOUSE WITH A SIZEABLE, PRIVATE REAR GARDEN CLOSE TO THE TOWN CENTRE AND WITHIN THE SCHOOL CATCHMENT OF ST BARTHOLOMEW'S SCHOOL.



Upstairs there is a principal bedroom with two sets of built in wardrobes and a fireplace. There are 2 further bedrooms, both of which have boarded up fireplaces and one has a built in cupboard housing the boiler. Completing the accommodation on the first floor there is a shower room with basin and WC.

OUTSIDE

To the front of the house there is an area of private garden with a path to the front door. The private westerly facing rear garden is fully enclosed and is primarily laid to lawn and partially flanked with a variety of shrubs and plants.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: West Berkshire Council - 01635 551111

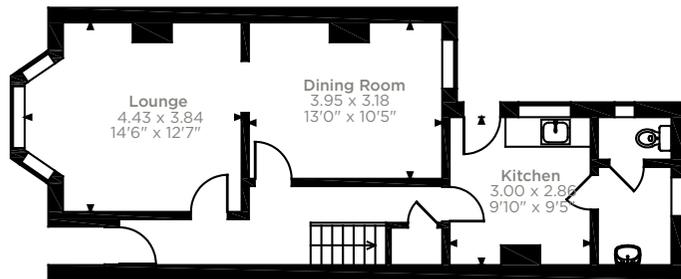
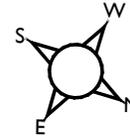
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 6LR



18 Andover Road, Newbury
 Approximate Gross Internal Area
 99 Sq M/1066 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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