



**GOLDSBORO**

Guide Price £550,000

**Carter Jonas**

## **GOLDSBORO LONDON ROAD NEWBURY RG14 2BA**

- Newbury town centre and Newbury station approximately 1 mile  
- M4 (J13) 4 miles

Bungalow consisting of an entrance hall · kitchen · sitting room · 3 double bedrooms · family bathroom · Annexe consisting of a lounge · kitchen · bedroom with en suite shower room · total plot of 0.24 of an acre · useful concrete block outbuilding in the back garden · driveway parking · Energy Rating D · Annexe Energy Rating E

### **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**

Goldsboro is an interesting 3 bedroom bungalow with attached 1 bedroom annexe. The property offers an incredible amount of flexibility in terms of either leaving the properties as they are or amalgamating the 2 to make a sizeable property. The annexe has a Certificate of Lawfulness to be used as a separate property and therefore the bungalow and annexe are separate entities in their own right. The bungalow briefly comprises an entrance hall, sitting room with fireplace, fitted kitchen, three double bedrooms and a family bathroom.

**A RARE OPPORTUNITY TO ACQUIRE THIS 3 BEDROOM BUNGALOW WITH ATTACHED 1 BEDROOM ANNEXE SITTING IN A TOTAL SOUTH FACING PLOT OF APPROXIMATELY ¼ OF AN ACRE. THE BUILDING CAN OPERATE AS TWO SEPARATE DWELLINGS IN THEIR OWN RIGHT WITH NO PLANNING PERMISSION REQUIRED TO SEPARATE THEM.**



The annexe comprises a lounge, fitted kitchen and bedroom with en suite shower.

## OUTSIDE

To the front of the properties there is a gravel drive while to the rear there is garden adjacent to the properties. There is a large area of land to the rear of the gardens which is very overgrown but within this area there is a substantial, concrete block built outbuilding and lots of space to create more garden.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, air source heat pump for heating and hot water on the bungalow. Annexe has electric storage heaters.

**Local Authority:** West Berkshire Council – 01635 551111

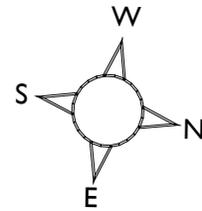
**Council Tax:** Band D, Annexe Band B

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 2BA



Goldsboro, London Road, Newbury  
 Approximate Gross Internal Area  
 Main House = 82 Sq M/883 Sq Ft  
 Annexe = 32 Sq M/344 Sq Ft  
 Total = 114 Sq M/1227 Sq Ft



Annexe

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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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