



**33 BARN CRESCENT**  
Guide Price £390,000

**Carter Jonas**

## **33 BARN CRESCENT NEWBURY RG14 6HD**

- Newbury town centre and mainline train station 1.7 miles
- M4 (J13) 6 miles

Entrance hall · cloakroom · living room · beautiful, fitted kitchen/breakfast room · 3 bedrooms · family bathroom · double-glazing · gas central heating · garage and driveway · generous fully enclosed rear garden · air conditioning · 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**

33 Barn Crescent is beautifully presented property that offers bright and spacious accommodation. The current owners have made significant improvements since owning the property which included air conditioning upstairs, replastering, rewiring and plumbing as well as installing a new bathroom and kitchen. On entering the property there is an entrance hall with door to the WC cloakroom and an impressive kitchen/breakfast with a range of eye and base level units, integral appliances and a door out to the garden. The accommodation on the ground floor is completed with a lovely dual aspect living room with woodburning stove. Upstairs there are 3 bedrooms, 2 of which have built in wardrobes, and a beautifully fitted bathroom.

**EARLY VIEWING RECOMMENDED - A BEAUTIFULLY PRESENTED, LIGHT AND SPACIOUS HOUSE WITH GENEROUS PRIVATE GARDEN AND GARAGE WITH DRIVEWAY PARKING. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF THE TOWN AND BENEFITS FROM BEING WITHIN THE CATCHMENT AREA OF ST BARTHOLOMEW'S SECONDARY SCHOOL.**



Upstairs there are 3 bedrooms, 2 of which have built in wardrobes, and a beautifully fitted bathroom. The upstairs bedrooms also all benefit from air conditioning.

### **OUTSIDE**

To the front there is driveway providing parking with access down the side to the garage with up and over door. The generous rear garden is mainly laid to lawn with shrub borders, fruit trees and raised vegetable beds. In the righthand corner there is decked seating area facing west to enjoy the late afternoon/evening sun. Behind the garage there is a small store and shed which has power, air conditioning and heating.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected

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

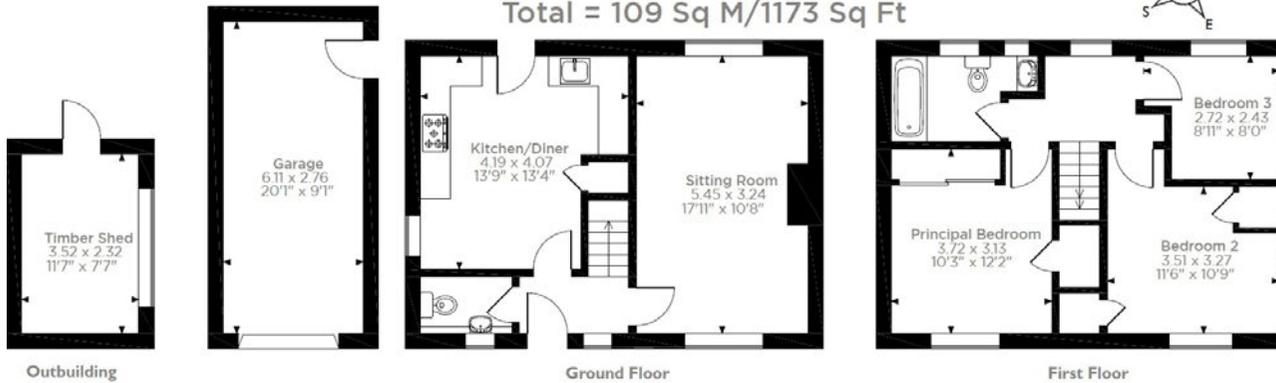
**Council Tax:** Band C

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

**Directions:** Please use postcode RG14 6HD



33, Barn Crescent, Newbury  
 Approximate Gross Internal Area  
 Main House = 84 Sq M/904 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Outbuilding = 8 Sq M/86 Sq Ft  
 Total = 109 Sq M/1173 Sq Ft



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	63 D	
39-54	E		
21-38	F		
1-20	G		

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