



**35 CHARTER ROAD**

Guide Price £475,000

**Carter Jonas**

## **35 CHARTER ROAD NEWBURY RG14 7EW**

- Newbury town centre and mainline train station 1 mile  
- M4 (J13) and A34 5 miles

Entrance hall · shower and cloakroom · lovely sitting room with dining area and doors onto the garden · kitchen · 3 double bedrooms · modern and luxurious family bathroom with separate shower · walled frontage with driveway accessing garage and lawns · good south facing rear garden with large deck · double glazing · Energy Rating D

### **SITUATION**

Charter Road is a quiet residential road with very little through traffic located to the south of the town centre and within catchment of favoured schools. 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**

A very well-presented semi-detached house offering good quality, spacious and modern accommodation. The front door opens to a hallway and very useful shower room with WC, there is a cloak cupboard and stairs to the first floor before the hall opens to a large sitting/dining room with bi-fold doors giving views and access onto the garden. The diner connects with the kitchen with a side door to front and rear. Upstairs the feeling of light, space and quality continues with 3 comfortable double bedrooms and an extremely well appointed family bathroom with stylish bath and separate shower.

**A BEAUTIFULLY PRESENTED SPACIOUS 3 BEDROOM SEMI-DETACHED HOUSE WITH DRIVEWAY AND GARAGE, WELL LOCATED IN A QUIET AND VERY DESIRABLE RESIDENTIAL AREA WITHIN EXCELLENT SCHOOL CATCHMENTS. BENEFITTING FROM GOOD LIVING SPACE, A GROUND FLOOR SHOWER ROOM AND 3 DOUBLE BEDROOMS WITH A FANTASTIC FAMILY BATHROOM.**



## OUTSIDE

To the front of the property there is a driveway with parking and access to a garage, an attractive low level brick wall protects the front lawns. A side door gives access down the left side of the property to the rear garden which offers an attractive and substantial deck area leading from the house to level well-tended generous lawns offering good privacy being screened by high hedging and brick and fence boundaries, all to a sunny south facing aspect.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, gas fired central heating

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

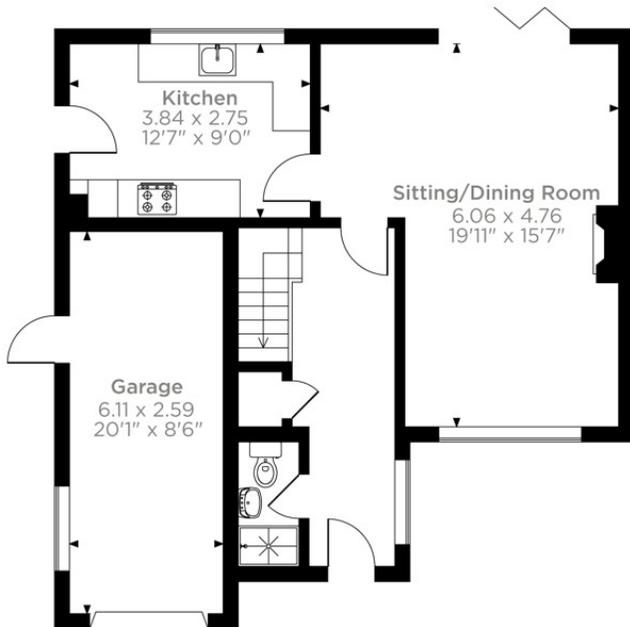
**Council Tax:** Band D

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

**Directions:** Please use postcode RG14 7EW

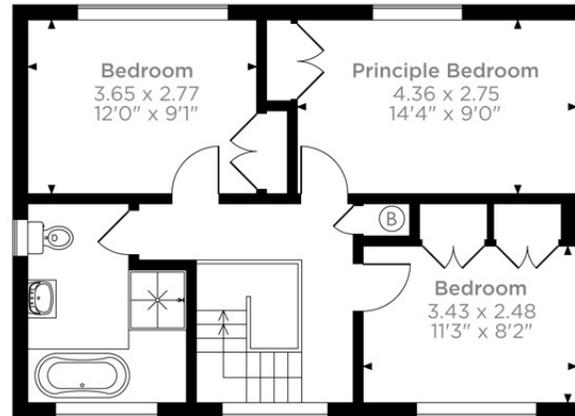


35, Charter Road, Newbury  
 Approximate Gross Internal Area  
 Main House = 103 Sq M/1108 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 118 Sq M/1269 Sq Ft



**Ground 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.



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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