



**71 ESSEX STREET**  
Guide Price £410,000

**Carter Jonas**

## 71 ESSEX STREET NEWBURY RG14 6RA

- Newbury town and mainline station 1.75 miles  
- M4 (J13) 6 miles

Entrance hall · sitting room · dining room · kitchen · boot room · ground floor bathroom · principal bedroom · 2 further bedrooms · shower room · off street parking · south facing garden · potential to extend into the loft subject to the relevant consents · beautiful views to the front · Energy Rating D

### SITUATION

Essex Street is a short walk from the local amenities of Wash Common which include a small supermarket, doctor's surgery and dentist. 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) with trains taking less than an hour.

### DESCRIPTION

71 Essex Street is an attractive turn of the century terraced house located in the popular Wash Common area of south Newbury. The property falls within the catchment of the highly regarded Falkland junior school as well as Park House secondary school, whilst other benefits include gas central heating, some uPVC double glazing and original period features including fireplaces, original sash windows and exposed floorboards. The ground floor comprises hallway, dining room with log burning stove, sitting room, kitchen, utility/boot room and a family bathroom.

**A VERY ATTRACTIVE TURN OF THE CENTURY VICTORIAN TERRACED HOUSE LOCATED IN THE POPULAR WASH COMMON AREA OF SOUTH NEWBURY. THE PROPERTY BENEFITS FROM OFF STREET PARKING, LARGE SOUTH FACING GARDEN AND STUNNING VIEWS TO THE FRONT OF THE HOUSE. THE PROPERTY FALLS WITHIN THE CATCHMENT OF THE HIGHLY REGARDED FALKLAND JUNIOR SCHOOL.**



Upstairs there are two double bedrooms, a further single bedroom and a shower room. The loft has potential to be converted, subject to the usual consents.

### **OUTSIDE**

Externally, the front garden is enclosed with mature hedging to one side and provides off street parking for one car, while the rear garden is south facing and measures in excess of 100 ft. in length, with a large workshop/shed. There are stunning views to the front of the house over the neighbouring historic battle fields.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services connected

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

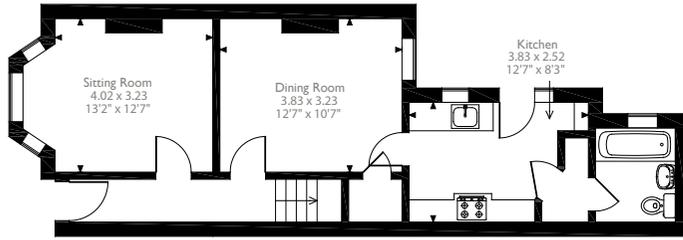
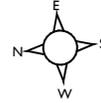
**Council Tax:** Band C

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

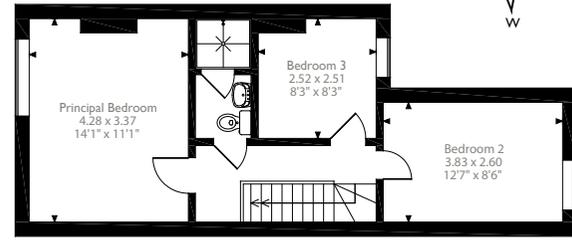
**Directions:** Please use postcode RG14 6RA



71, Essex Street, Newbury  
 Approximate Gross Internal Area  
 87 Sq M/936 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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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