



18 ANDOVER ROAD

Guide Price £475,000

Carter Jonas

18 ANDOVER ROAD NEWBURY RG14 6LR

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

Entrance hall · sitting room opening to dining room with original fireplaces · fantastic kitchen with bi-fold doors to the garden · 3 bedrooms · fully refurbished bathroom · front garden · private 100ft rear garden · all mains services including gas fired central heating · Energy Rating C

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 fully refurbished to a high standard throughout. It offers very light accommodation, with high ceilings and although fully renovated it has retained many original features including coving, fireplaces, and picture rails. There are two open plan living areas which also open onto a superb newly extended kitchen, with a large island and a range of wall and base units and built-in appliances and bi-fold doors providing access to the garden. Upstairs there is a principal bedroom with two sets of built in wardrobes and a fireplace. There are 2 further bedrooms and a fully refurbished bathroom with bath with shower over.

A BEAUTIFULLY REFURBISHED BAY FRONTED SEMI-DETACHED VICTORIAN HOUSE WITH A 100FT WESTERLY FACING REAR GARDEN CLOSE TO THE TOWN CENTRE AND WITHIN THE SCHOOL CATCHMENT OF ST BARTHOLOMEW'S SCHOOL. NO ONWARD CHAIN.



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 100ft long and 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

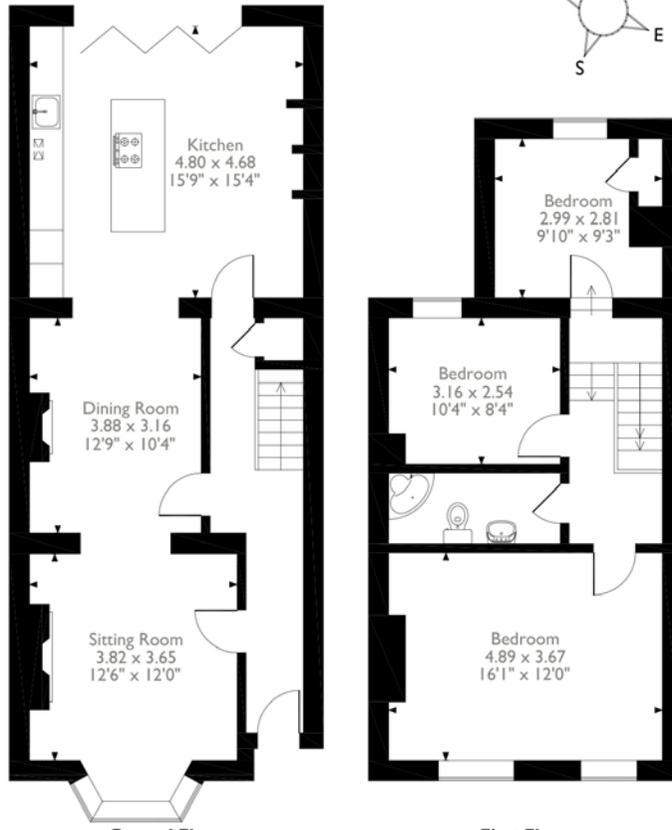
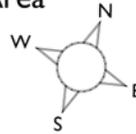
Local Authority: West Berkshire Council - 01635 551111

Viewing: By prior appointment through the Newbury office
01635 263010

Directions: Please use postcode RG14 6LR



18, Andover Road, Newbury
 Approximate Gross Internal Area
 112 Sq M/ 1206 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk
 51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.