



32 GROVE ROAD

Guide price £700,000

Carter Jonas

32 GROVE ROAD NEWBURY RG14 1UL

- Newbury town centre and mainline train station with trains to London Paddington 1.2 miles
- Easy access to the A34
- M4 (J13) 3 miles

Porch · entrance hall · ground floor shower room with WC · sitting room · dining room · conservatory · kitchen · utility area · main bedroom with ensuite bath and shower room · bedroom with built in cupboard, shower and basin · 2 further bedrooms · family bathroom · ample drive · large garage/workshop · sizeable south facing garden · no onward chain · 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

32 Grove Road is situated on the north side of Newbury, in a convenient location close to the town centre facilities but also with easy access to the surrounding countryside and excellent road links to the A34 and M4 motorway. The house was built in the early 1960's and extended in 1991 to create a spacious family house. The property is now in need of updating but provides an exciting opportunity to put one's own stamp on the property.

SITUATED IN A VERY POPULAR ROAD OPPOSITE THE OPEN SPACES OF DONNINGTON GROVE GOLF COURSE IS THIS EXTENDED 4 BEDROOM FAMILY HOUSE IN NEED OF UPDATING. THE PROPERTY BENEFITS FROM GOOD PARKING, LARGE GARAGE AND A LARGE SOUTH FACING GARDEN.



On entering the house there is a spacious porch and inner hallway with shower/cloakroom and radiating from here there is access to a dining room, a sitting room, conservatory and kitchen. Off here there is a door through to the garage, utility area and door to the garden. Upstairs there is a central landing giving access to the main bedroom with ensuite bath and shower room, a bedroom with built in cupboard, shower and basin, 2 further bedrooms and family bathroom.

OUTSIDE

The property has a large tarmac drive providing off road parking as well as side access to the garage/workshop. The south facing rear garden is a particular feature of the house and is primarily laid to lawn and flanked by shrub borders. Adjacent to the house there is a patio and also within the garden there is a timber shed.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: West Berkshire Council - 01635 551111

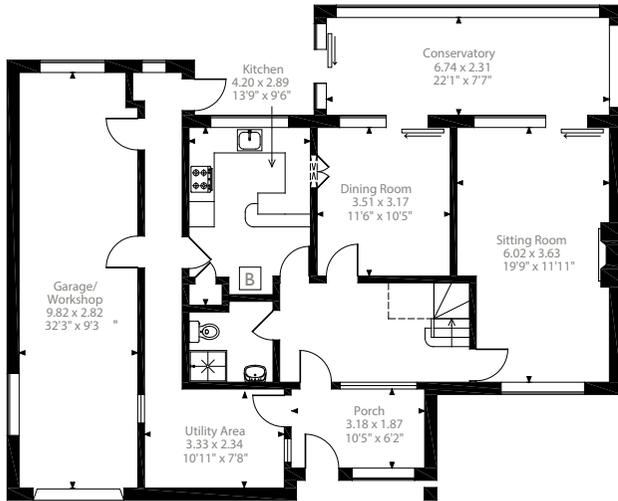
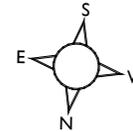
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

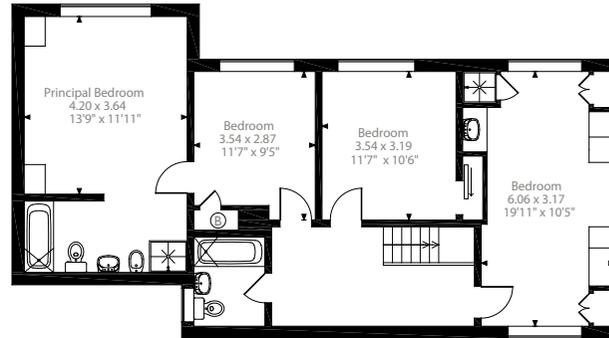
Directions: Please use post code RG14 1UL



32 Grove Road, Newbury
 Approximate Gross Internal Area
 224 Sq M/2303 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	61 D	
39-54	E		
21-38	F		
1-20	G		

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