



**21 CATHERINE ROAD**  
Guide Price £630,000

**Carter Jonas**

## 21 CATHERINE ROAD NEWBURY RG14 7NA

- Newbury and Newbury station within walking distance
- Good access to M4 (J13) and A34

Entrance hall with cloakroom · Elegant sitting room with period fireplace · Spacious kitchen/breakfast room · Generous Garden room · 3 first floor double bedrooms · First floor family bathroom · 2 second floor double bedrooms · Private and attractive enclosed gardens · 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

21 Catherine Road is a striking 1930's bay fronted semi-detached family home that blends period charm with generous living space. The accommodation briefly comprises a covered porch and front door which opens to a welcoming hallway that leads to a bright sitting room with a classic fireplace and bay window. From the hall there is also access to a cloakroom and kitchen/breakfast room. This impressive room has a range of eye and base level units, period fireplace and ample space for dining. Leading from the kitchen is a large garden room, that opens directly on to the garden, creating an excellent space for entertaining or relaxing.

**THIS IMPOSING AND CHARACTERFUL 1930'S BAY FRONTED SEMI-DETACHED FAMILY HOME IS SET IN A QUIET, TUCKED AWAY POSITION WITHIN ONE OF NEWBURY'S PRESTIGIOUS ADDRESSES. THE PROPERTY COMBINES CLASSIC PERIOD FEATURES, WITH GENEROUS LIVING SPACE, JUST A SHORT WALK FROM NEWBURY TOWN CENTRE AND RAILWAY STATION.**



Upstairs the feeling of light and space continues with 3 double bedrooms on the first floor and a stylish family bathroom. On the second floor there are two further double bedrooms, both with eaves storage.

### OUTSIDE

The property is approached via a path to the front garden and further path to the front door. The garden is a particular feature of the property as it wraps around on three sides and benefits from a westerly aspect and is fully enclosed and private. There is a patio leading from the house and useful timber sheds at the back of the garden.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

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

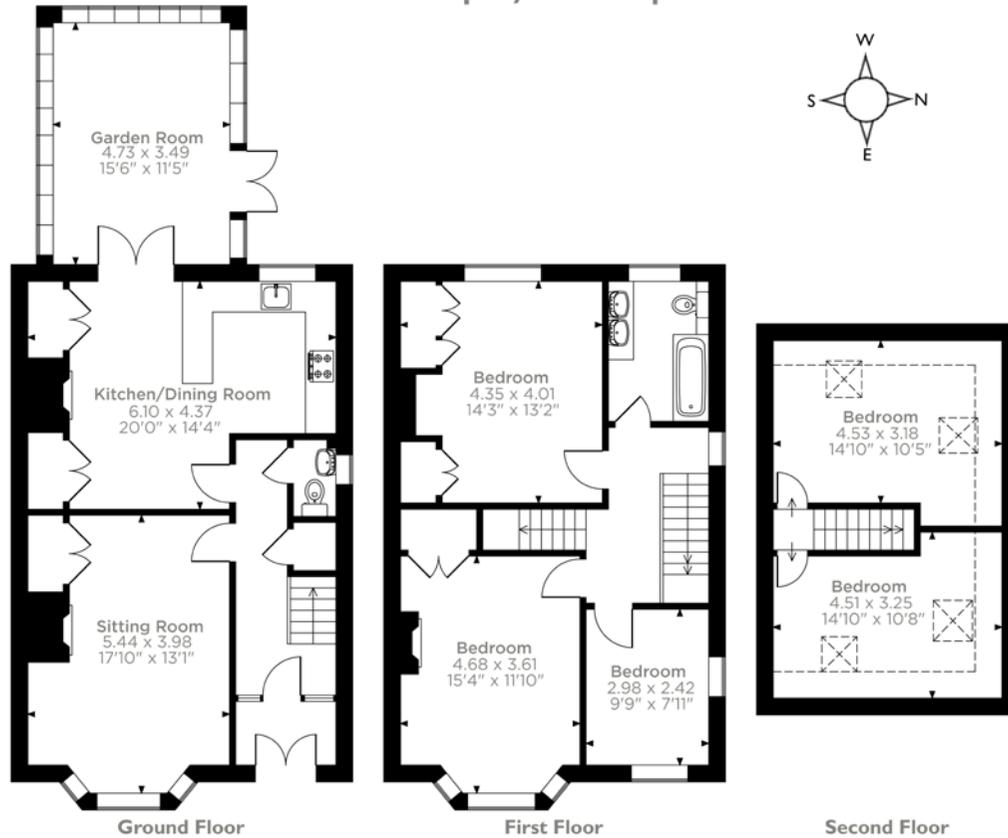
**Council Tax:** Band C

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

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



21, Catherine Road, Newbury  
 Approximate Gross Internal Area  
 159 Sq M/1711 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		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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