



9 FRIARS ROAD
Newbury

Carter Jonas

9 FRIARS ROAD NEWBURY RG14 7QU

- Newbury town and mainline station within walking distance
- M4 (J13) 5 miles

Covered porch · entrance hall · wc cloakroom · study/bedroom 3 · lounge · dining room · kitchen · sun room · 2 bedrooms · family bathroom · garage · off street parking · westerly garden · 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

9 Friars Road is a well positioned detached house in need of some refurbishment and modernising and offers an exciting opportunity for an incoming purchaser to put their own stamp on the property. The accommodation briefly comprises an entrance hall with cloakroom, a study/bedroom 3, lounge with chimney breast, sun room overlooking the garden, dining room with doors to the rear and kitchen with a range of eye and base level units. On the first floor there are 2 bedrooms, both with eaved storage and a family bathroom.

A DETACHED HOUSE WITH SCOPE TO UPDATE AND MODERNISE IN THIS POPULAR RESIDENTIAL AREA WITHIN THE SOUTH OF NEWBURY.



OUTSIDE

To the front of the property there is a small garden with pedestrian path to the front door and an area of hardstanding to the side, which provides off-road parking and gives access to the garage. The garden to the rear is primarily laid to lawn and enclosed on all sides by timber panel fencing which offers a good degree of privacy. Within the garden there are a variety of shrubs and trees along with a garden shed and greenhouse.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: West Berkshire Council – 01635 551111

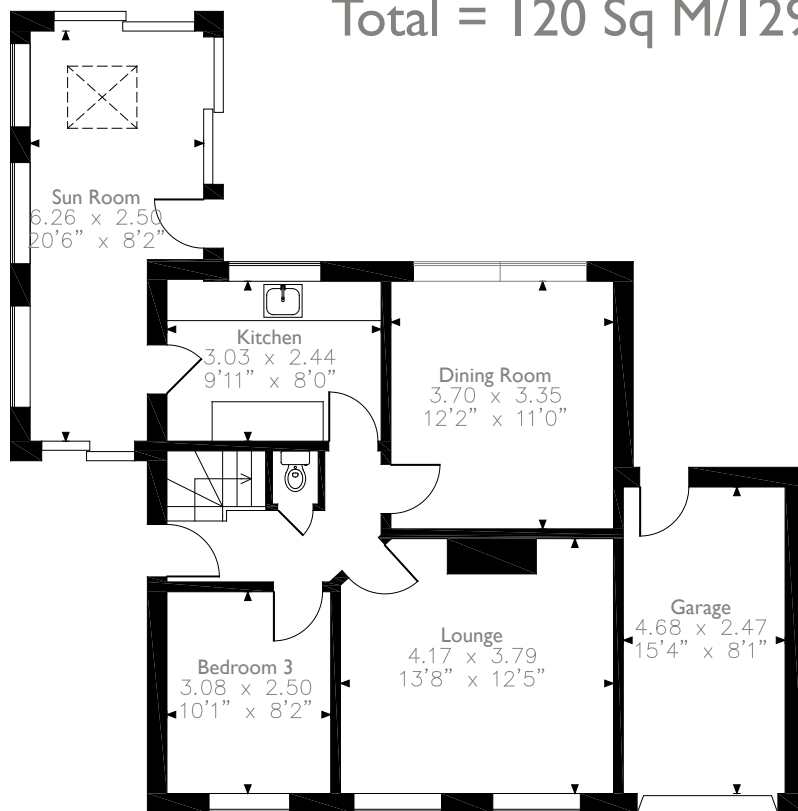
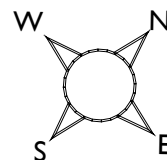
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

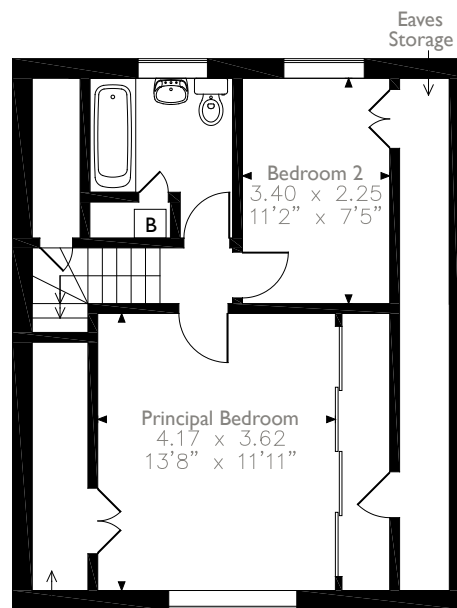
Directions: Please use post code RG14 7QU



9 Friars Road, Newbury, Berkshire
 Approximate Gross Internal Area
 Main House = 108 Sq M/1167 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 120 Sq M/1296 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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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