



3 HOLBORNE CLOSE
Newbury

Carter Jonas

3 HOLBORNE CLOSE NEWBURY RG14 6ST

- Newbury town and mainline railway station 2.3 miles
- A range of local facilities 1 mile
- A34 0.5 miles
- M4 (J13) 6.5 miles

Porch · entrance hall · sitting/dining room · study area · kitchen · 3 bedrooms · shower room · separate WC · single garage · private drive and front garden · enclosed and very private rear garden · attractive residential area close to local facilities and good road and rail access · Energy Rating E

SITUATION

3 Holborne Close is situated in an area of Wash Common which is an established residential area situated on the south-west side of the town. The location is popular with buyers as it is close to both the facilities offered by the town but also to the open countryside around Newbury. The position is ideal for a range of highly respected local schools and there is a good range of local facilities only 1 mile away. 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).

SITUATED IN A POPULAR RESIDENTIAL AREA ON THE SOUTH-WEST SIDE OF THE TOWN A THREE BEDROOM DETACHED BUNGALOW WITH GARAGE AND GARDEN. NO ONWARD CHAIN.



DESCRIPTION

3 Holborne Close is an established detached bungalow which is now vacant so there is no onward chain. The accommodation offers a good size sitting/dining room which also opens to a small study area. There is a fitted kitchen with door to the rear providing access to the garden, a principal bedroom with built in wardrobes, 2 further bedrooms, a shower room and a separate WC.

OUTSIDE

To the front of the house there is a drive providing private off road parking and access to the single detached garage. There is also an area of front garden. To the rear of the property there is a very established garden with a paved terrace directly behind the bungalow beyond which there is an area of lawn which is surrounded by dense and mature trees and shrubs.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected including gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

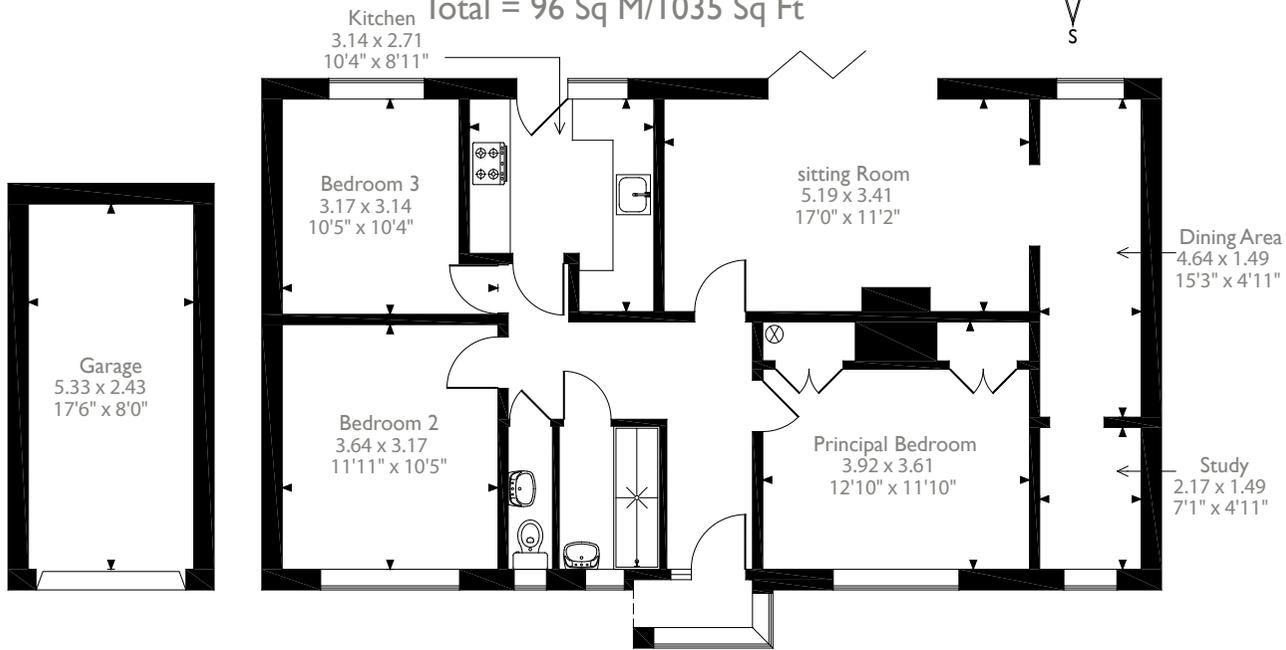
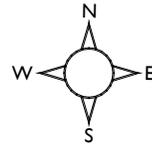
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 6ST



3 Holborne Close, Newbury, Berkshire
 Approximate Gross Internal Area
 Main House = 83 Sq M/895 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 96 Sq M/1035 Sq Ft



Ground 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		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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