



**New Road  
Newbury  
Berkshire  
RG14 7RU**

**Offers in Excess of £395,000**

**bettermove**



# New Road Newbury

Bettermove are delighted to welcome to the market this charming four bedroom detached house in Newbury, available with no forward chain.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove. The council tax band is E.

The interior of this well-presented property comprises a spacious sitting room, fitted kitchen/diner, back room, conservatory and WC on the ground floor. The first floor consists of four bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio areas with a garage and driveway to the front providing ample off street parking.

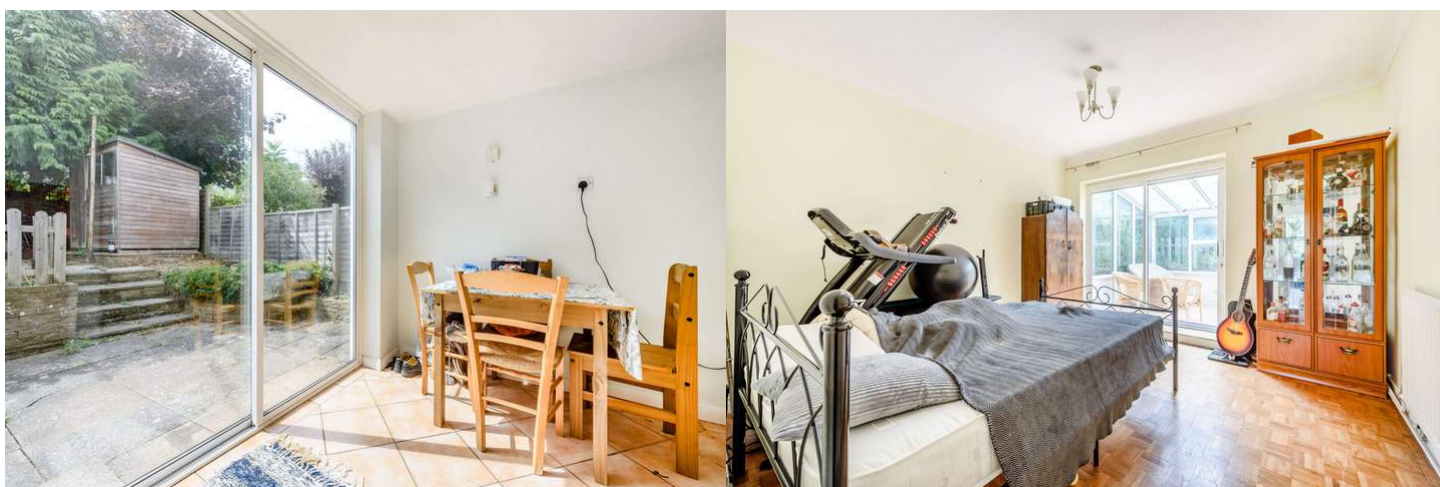
Situated in the sought after town of Newbury, the property is close to a wide range of amenities including shops, supermarkets, restaurants and pubs. Transport connections can be found from the A339, Newbury and Newbury Racecourse rail stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

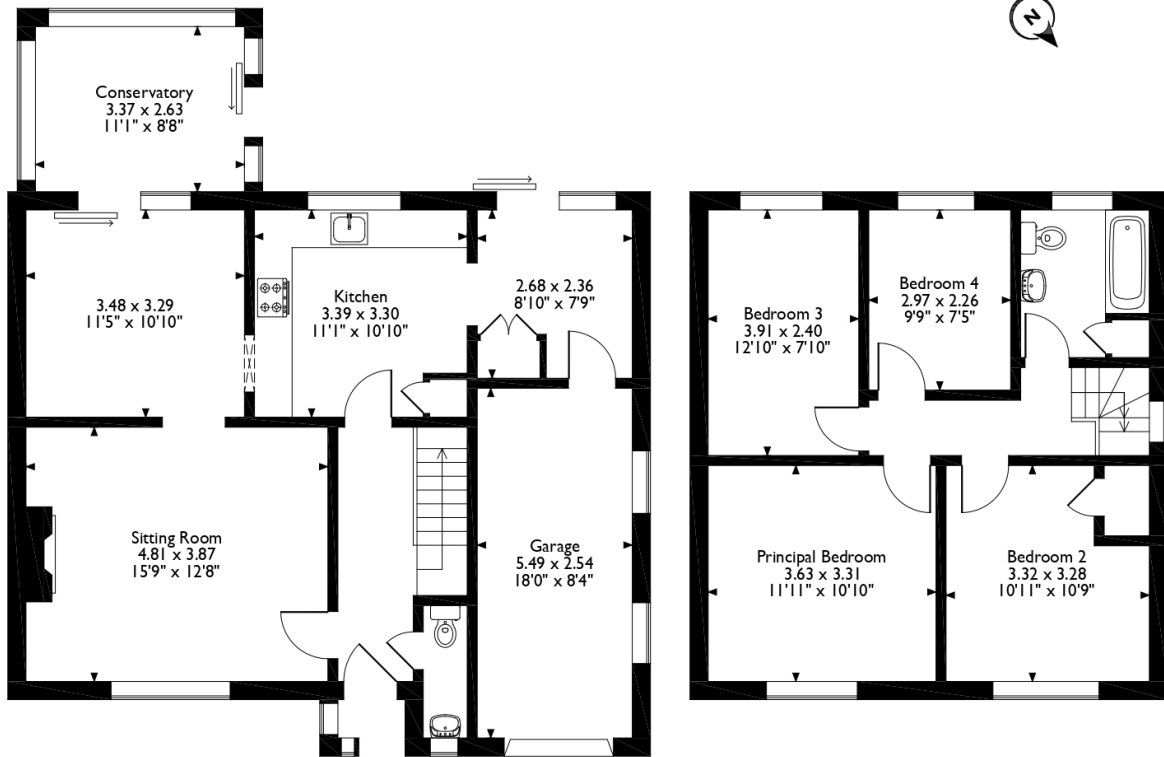
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



56 New Road, Newbury, Berkshire  
 Approximate Gross Internal Area  
 138 Sq M / 1485 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC





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