



## 11 ABBOTS ROAD

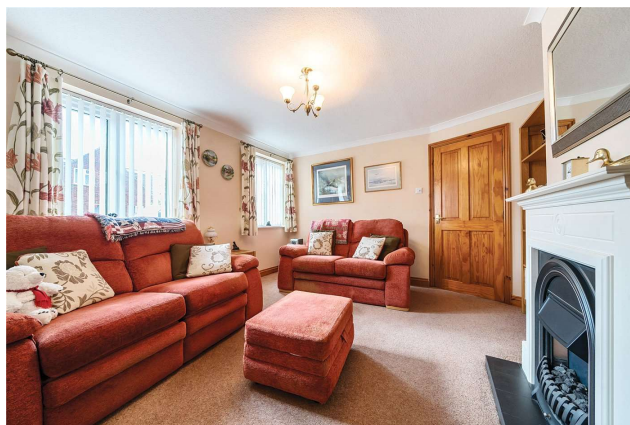
NEWBURY RG14 7QW

**\*\*NO ONWARD CHAIN\*\*** A fantastic detached three bedroom home, close to the heart of Newbury and within St Barts catchment.

As you enter the home you're greeted with a large entrance hall with bedroom three/study on your right. There is fantastic storage space under the stairs. The living room is generous in size and has a feature electric fireplace. The last door off the hall takes you into the kitchen diner. The kitchen is modern and has neutral cabinets with integrated hob, oven and fridge / freezer and offers views over the rear garden. The dining room leads onto the utility space which houses the cloakroom and space for white goods, as well as access to the integral single garage and conservatory with electricity and heating.

Upstairs are two double bedrooms, both with built in storage. The master bedroom has access to the loft space behind the large wardrobes. There is further access to a second loft from the landing. The family bathroom has a shower over the bath. The whole property is in very good condition and has been well maintained.

To the rear is a generous garden, with a small patio area and the rest being laid to lawn with mature shrubs along the boundaries. There is also a workshop with electricity. To the front of the property is a paved driveway, single garage with electric roller door, and side access to the rear garden.



## AT A GLANCE

- 1173ft<sup>2</sup> / 109m<sup>2</sup>
- Three Double Bedrooms
- Conservatory
- Living Room
- Open Kitchen Diner
- Utility Room
- Single Garage
- No Onward Chain
- St Barts School Catchment

## UTILITIES

The property is connected to all mains and operates on gas central heating.

There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

## SITUATION

The property is located within a quiet residential street, 0.5 miles to the train station and 0.7 miles to Newbury town centre. Newbury offers comprehensive shopping, schooling and leisure facilities and a main line railway station to London Paddington.

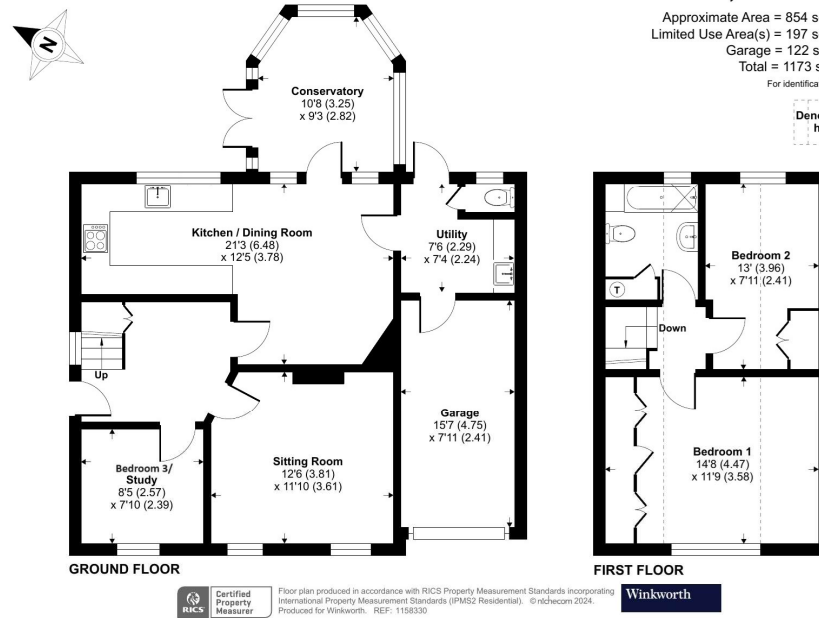
## DIRECTIONS

What3words///busy.sling.bound

## Abbots Road, Newbury, RG14

Approximate Area = 854 sq ft / 79.3 sq m  
Limited Use Area(s) = 197 sq ft / 18.3 sq m  
Garage = 122 sq ft / 11.3 sq m  
Total = 1173 sq ft / 109 sq m  
For identification only - Not to scale

Denotes restricted head height



## Newbury Office

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# Winkworth

See things differently.