



The Firs
Newbury
Berkshire
RG14

Offers In Excess Of £352,000

bettermove

The Firs Newbury

Bettermove are proud to present this 3 bedroom semi-detached house in Newbury. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

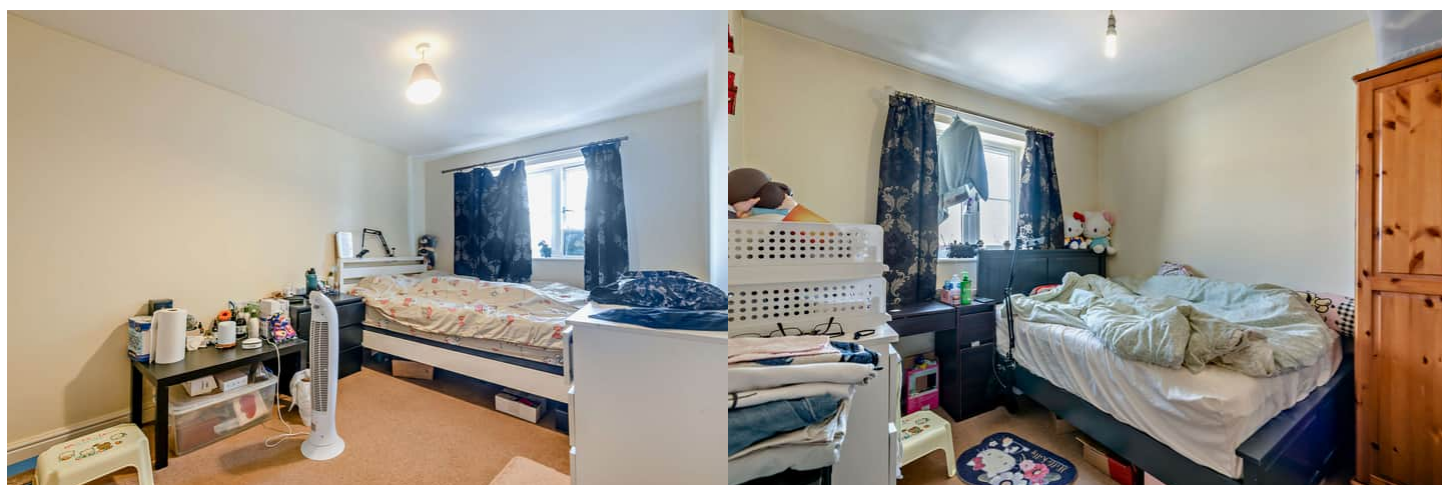
This property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

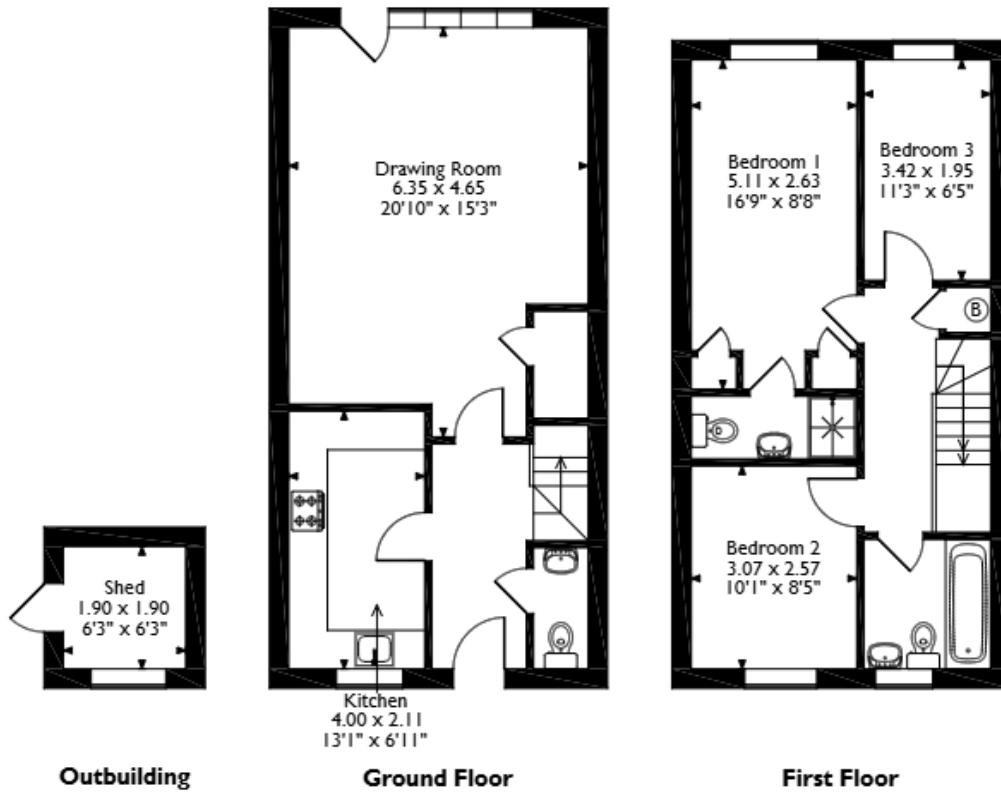
The interior of this beautifully presented property comprises a spacious living/dining room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms with the master bedroom including an en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Newbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Newbury Racecourse train station (1.1 miles), variety of bus routes and the A339.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



The Firs, Newbury
 Approximate Gross Internal Area
 Main House = 90 Sq M/969 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 94 Sq M/1012 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	78	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	78	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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