



DOWNER & CO

TRUSTED SINCE 1988

26 Butson Close
Newbury RG14 5JQ

£400,000



Three Bedroom Home Within Easy, Level Walk Of Town Centre

Features.

- NO ONWARD CHAIN
- Quiet cul-de-sac
- Walk to town centre, Speen Moors, canal
- Three bedrooms
- Conservatory
- Garage
- Upvc double glazing
- Electric heating
- Driveway parking for two vehicles
- St Bart's School catchment





Description.

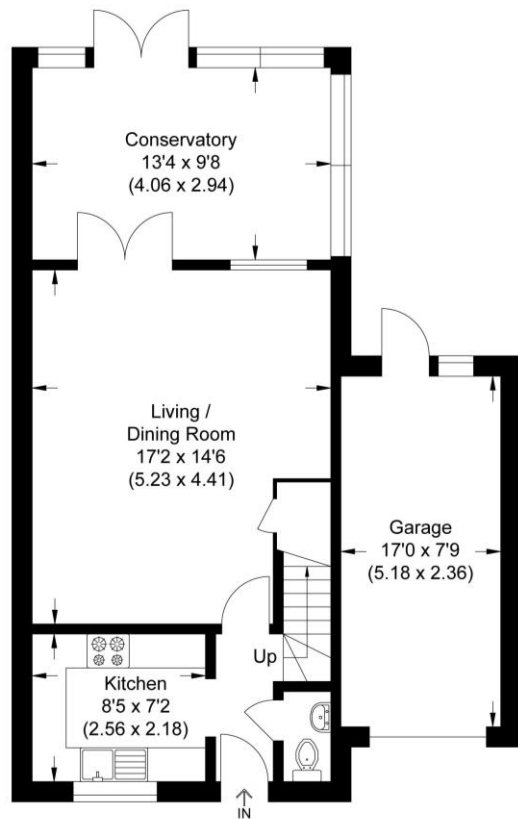
NO ONWARD CHAIN. Brilliantly located at the end of a quiet cul-de-sac this three bedroom home is an easy, level walk of the town centre and station. The property is also within easy reach of beautiful canal walks, open countryside and the Speen Moors walk. There is a lovely view of the canal as well as canal access through the back garden gate. This property falls within the catchment of the highly regarded St John's and St Bart's schools.

The accommodation consists of entrance hall, kitchen, cloakroom, living/dining room, conservatory, master bedroom with built-in wardrobe, second double bedroom, third bedroom and family bathroom. Benefits include single garage, driveway parking for two vehicles, enclosed rear garden, upvc double glazing and electric heating.

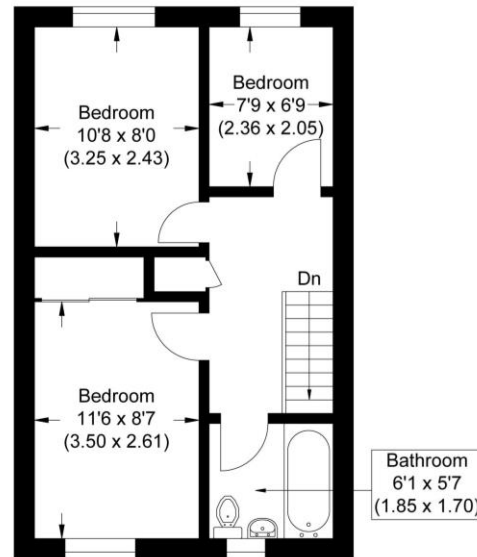
Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Approximate Gross Internal Area
79.87 sq m / 859.71 sq ft
(Excludes Garage)
Garage Area : 12.22 sq m / 131.53 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: D

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX