



DOWNER & CO

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The Stables, Pelican Lane, Newbury RG14 1NP
Price: £425,000

Features.



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NO ONWARD CHAIN

Description.

Brilliantly located in a quiet area close to the town centre, yet tucked away and secluded is this two bedroom detached character property with gated parking and large garden. The freehold property has been converted into a light and airy home with plenty of space and a high end finish.

The accommodation consists of entrance hall, kitchen/breakfast room with built-in appliances, living/dining room, shower room, master bedroom with en-suite and further double bedroom. Benefits include electric heating, upvc double glazing and two designated freehold parking spaces within a gated car park.




Location.

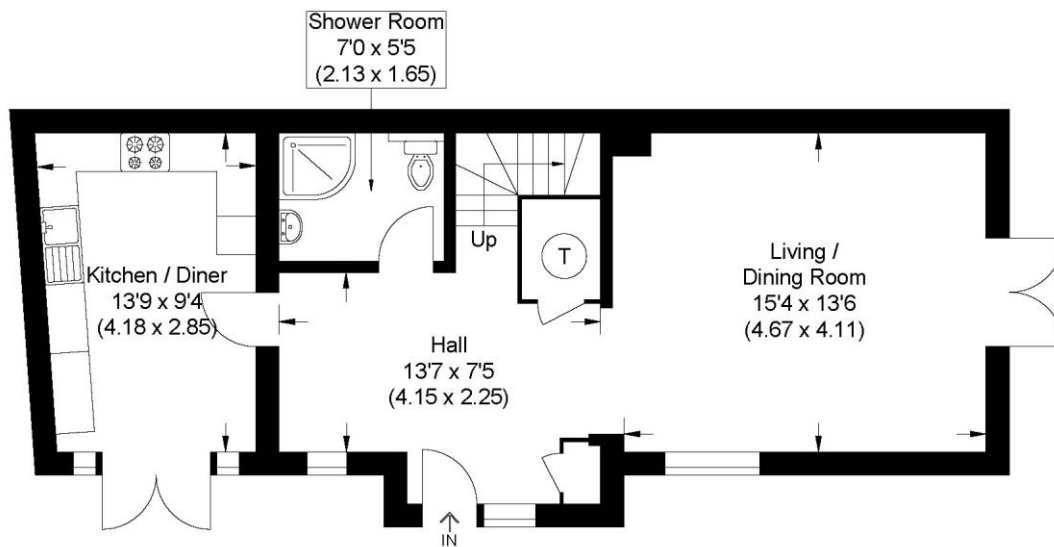
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.



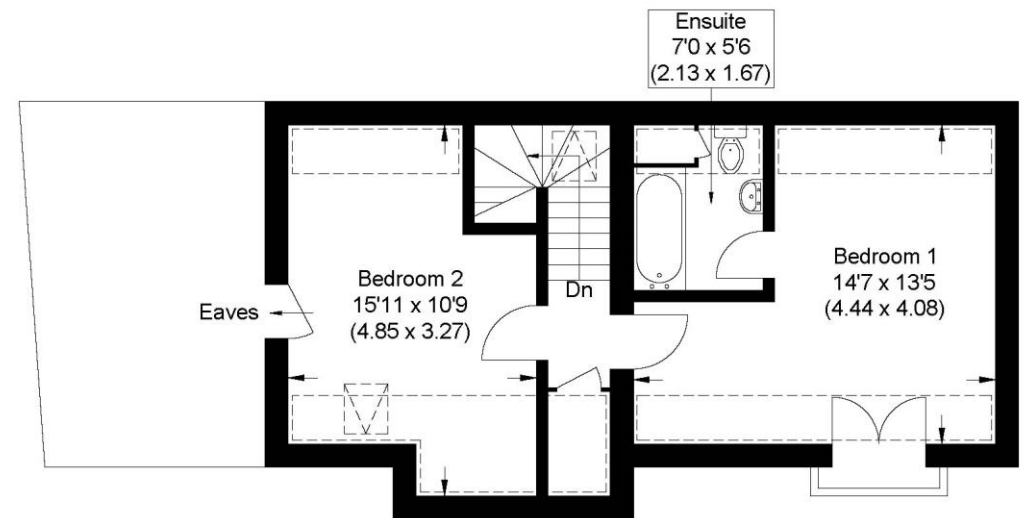


Approximate Gross Internal Area
90.67 sq m / 975.96 sq ft
(Excludes Eaves)

 Reduced Headroom Below 1.5, 5'0

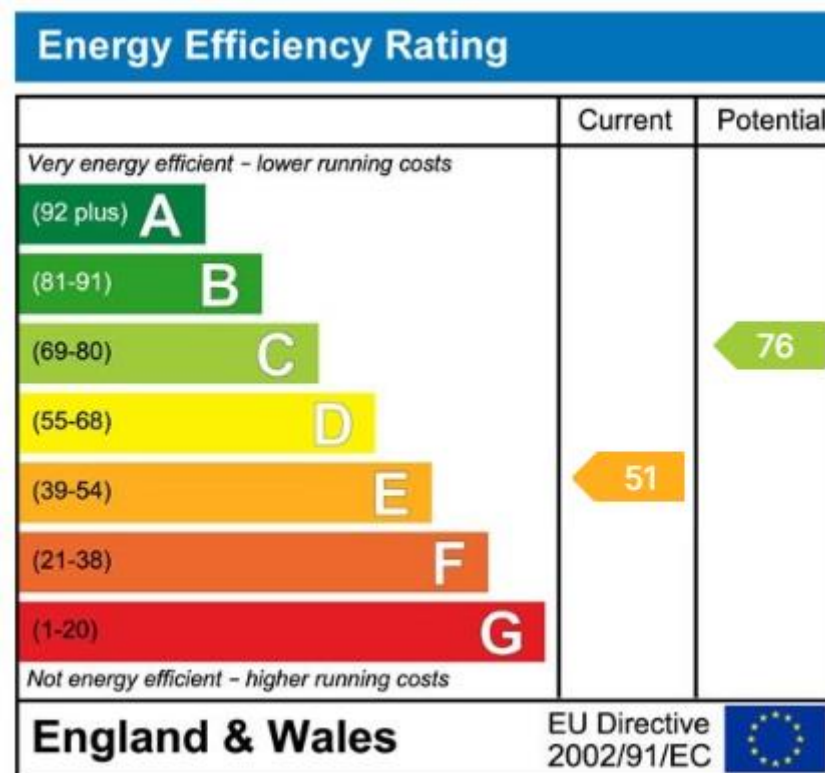


Ground Floor



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: E

COUNCIL TAX BAND: D
2024/25 £2,293.00

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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

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