



DOWNER & CO

TRUSTED SINCE 1988

58 Sycamore Rise, Newbury RG14 2LZ  
Price: £320,000



Features.

-  1
-  2
-  1

Description.

A stunning two double bedroom end of terrace home at the far end of a quiet no through road, located on the north eastern fringes of Newbury, close to open countryside.

The home has been completely updated and re-decorated throughout and enjoys a lovely private rear garden with driveway parking for three cars.

The accommodation includes entrance hall, living room, refitted kitchen/breakfast room, two double bedrooms, refitted bathroom, garden to front, private garden to rear and driveway parking for several vehicles.



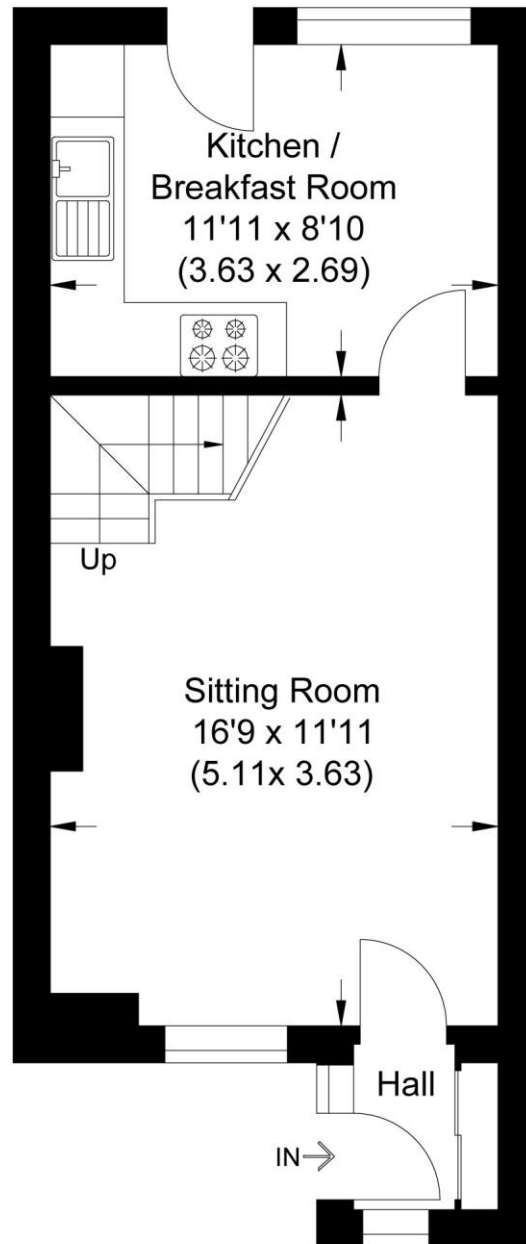


## Location.

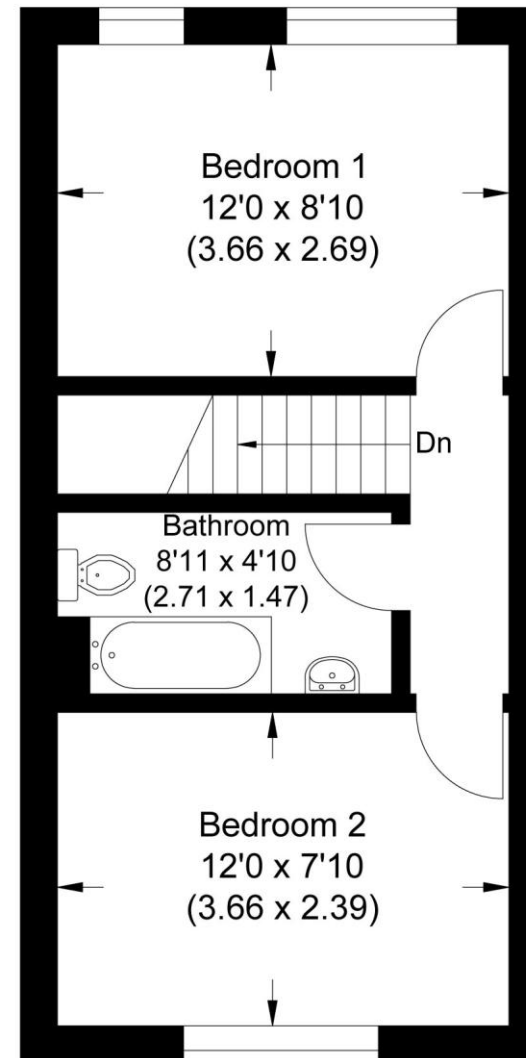
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn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



Approximate Gross Internal Area  
60.0 sq m / 645.83 sq ft



Ground Floor

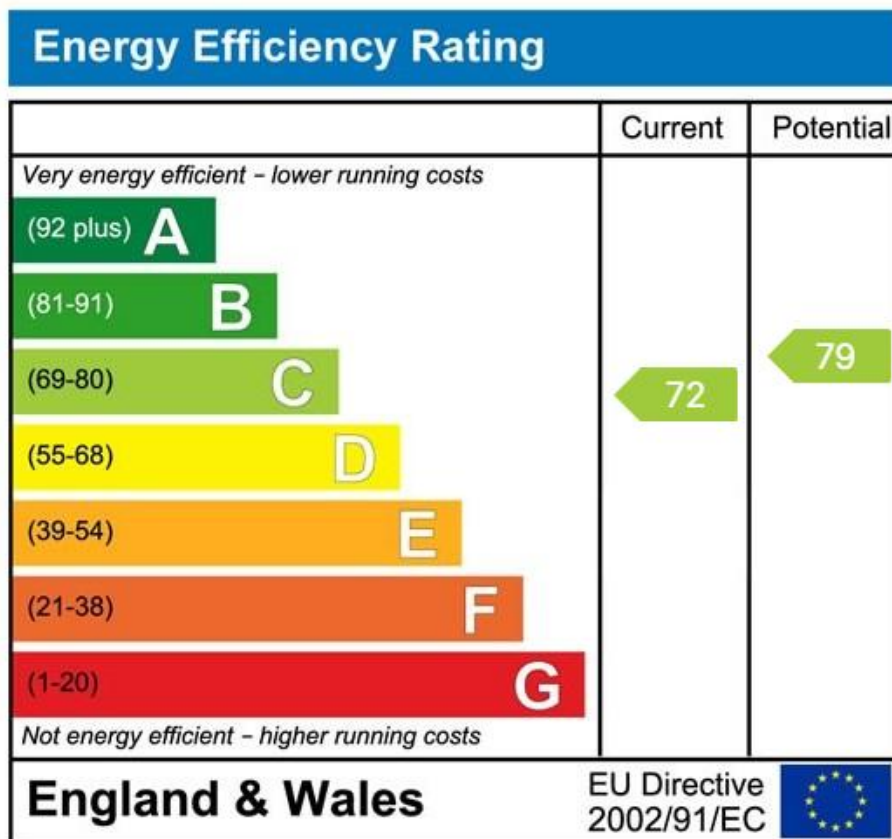


First Floor



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: C**

**COUNCIL TAX BAND: C**  
**2025/2026: £2,156.19.**

**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.

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

**01635 523777**

**www.downer.co.uk**