



4 Greenlands Road Newbury Berkshire RG14 7JU

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Price Guide £499,950 Freehold

An attractive 1930's character bay fronted detached house in a sought after tree lined location which is within a short walk to Newbury train station and town centre. The present owners have made many recent improvements yet carefully retaining some fantastic original features including the panel doors and picture rails. The property has been replastered, new electrics, central heating, double glazing and completely redecorated with an enlarged new family Bathroom. The Gardens are of a good size with a large corner plot front garden offering ample parking in front of the Attached Garage.

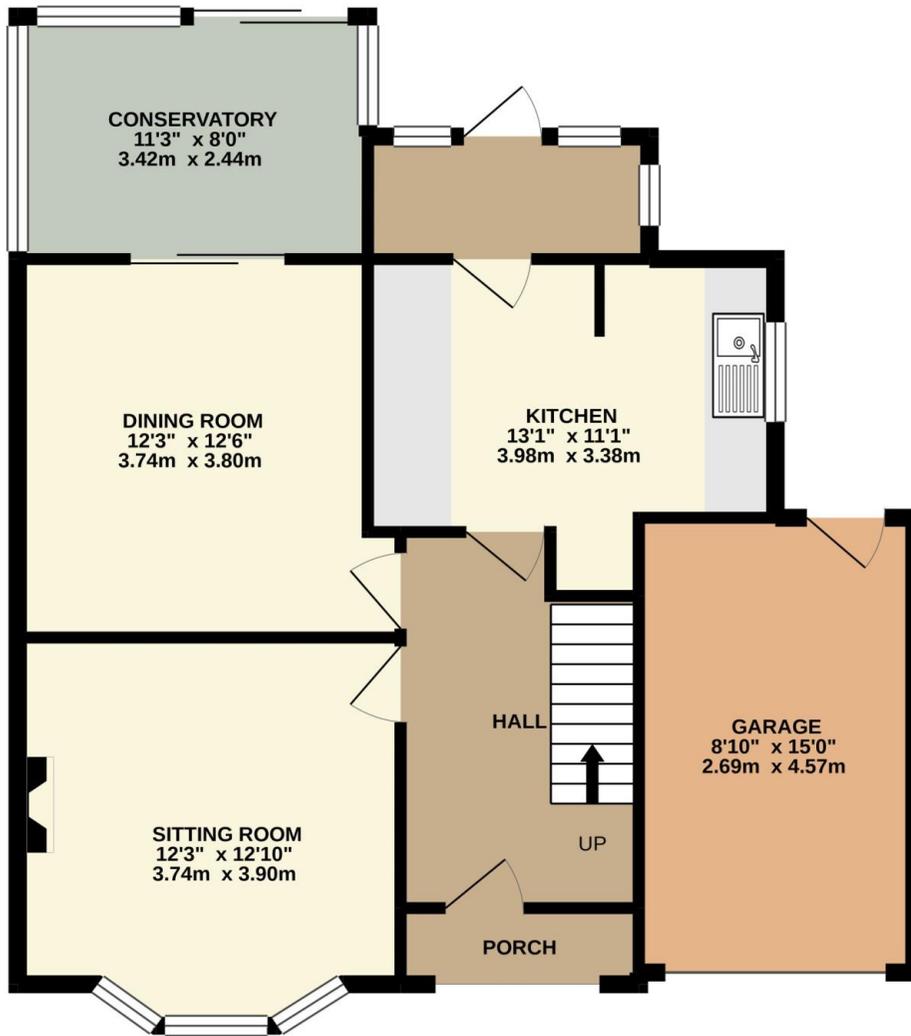
To avoid disappointment Early Viewing is Recommended

Directions:

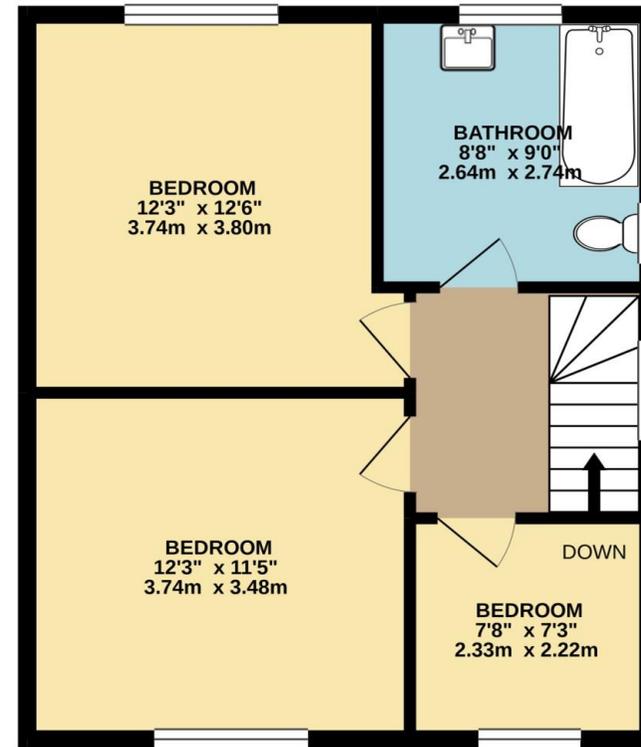
Leave Newbury from the Robin Hood roundabout in a southerly direction. Proceed over the first roundabout and at the next roundabout take the first left and at the mini roundabouts turn right onto Greenham Road. Proceed up the road passing Stroud Green on your left and Greenlands Road will then be the next turning right and the property will be found on the right on the corner of Courtlands Road.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: E £2365.00 pa
Nearest Bus stop: Greenlands Road 0.1 km
Nearest Train station: Newbury 0.8 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	54 e	
21-38	F		
1-20	G		

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

