



3 Park Lane Newbury Berkshire RG14 1EN

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Guide Price £329,950 Freehold

Beautifully presented Victorian terraced cottage located in a convenient and quiet no through road close to Newbury town centre, within a short walk of all its amenities such as shops, supermarkets, doctors, dentists, restaurants, banking, primary and secondary schools. Additionally, close by are transport links of a mainline railway station within walking distance plus easy access to connect to the M4 & A34 road networks.

Located in a popular location on a no through road, boasting an Entrance Hall, spacious Sitting Room and separate Dining Room, well fitted Kitchen with shaker style units. On the first floor, there are Two Double Bedrooms and a Bathroom. Outside is a private non overlooked west facing Garden with a rear pedestrian gate. To the rear of the property is a Detached Garage plus off road Parking, Gas radiator central heating and double glazing throughout.

Directions: Leave Newbury on the Robin Hood roundabout proceeding into the town centre on the London Road. Take the first turning into St Marys Road and immediately left into Charlton Place. Park Lane will be found on the left hand side and the front of the house will be found along the lane on the left hand side.

Council Tax Band: C £1931.56 pa

Nearest Bus stop: London Road 0.1 km

Nearest Train station: Newbury 1.0 km

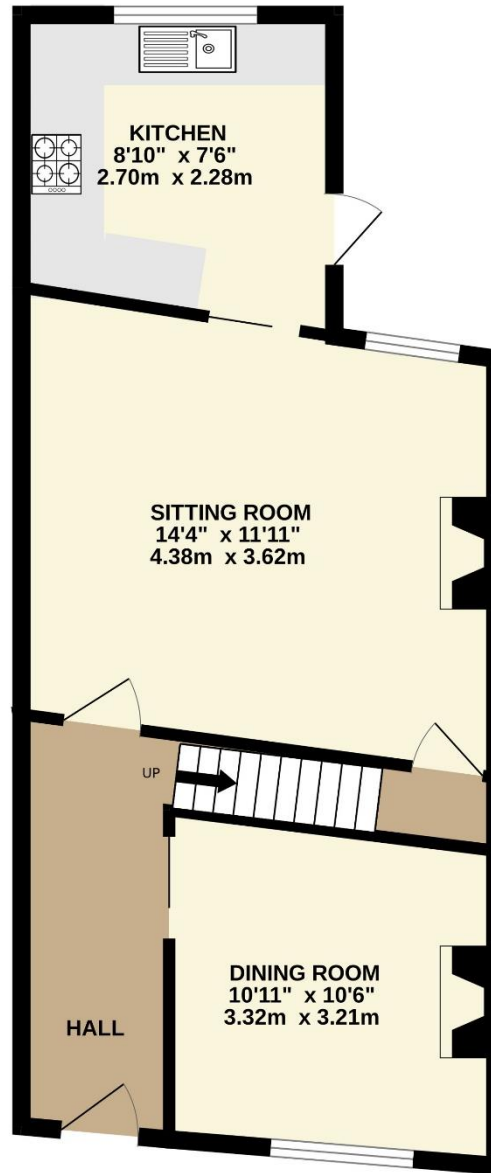




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



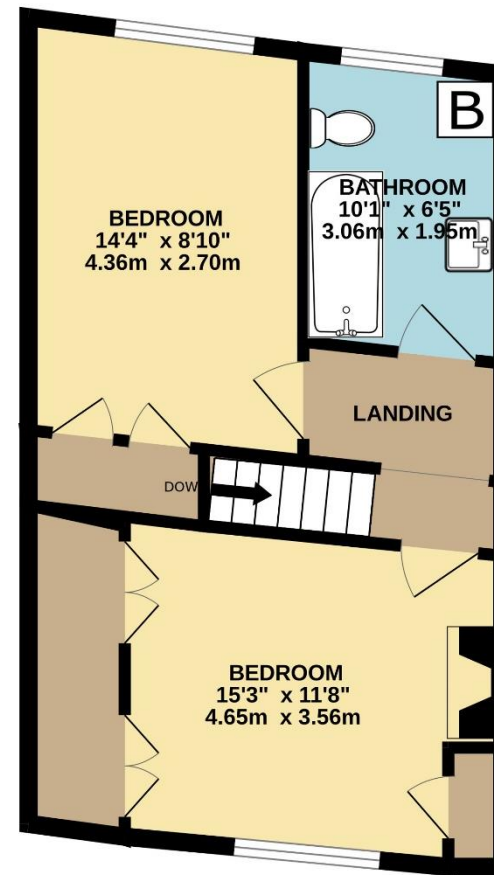
GROUND FLOOR



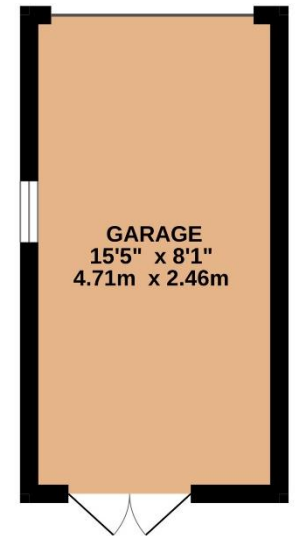
TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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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1ST FLOOR



DETACHED GARAGE
124 sq.ft. (11.6 sq.m.) approx.



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

