



21 Lambourn Road Newbury Berkshire RG20 8AA

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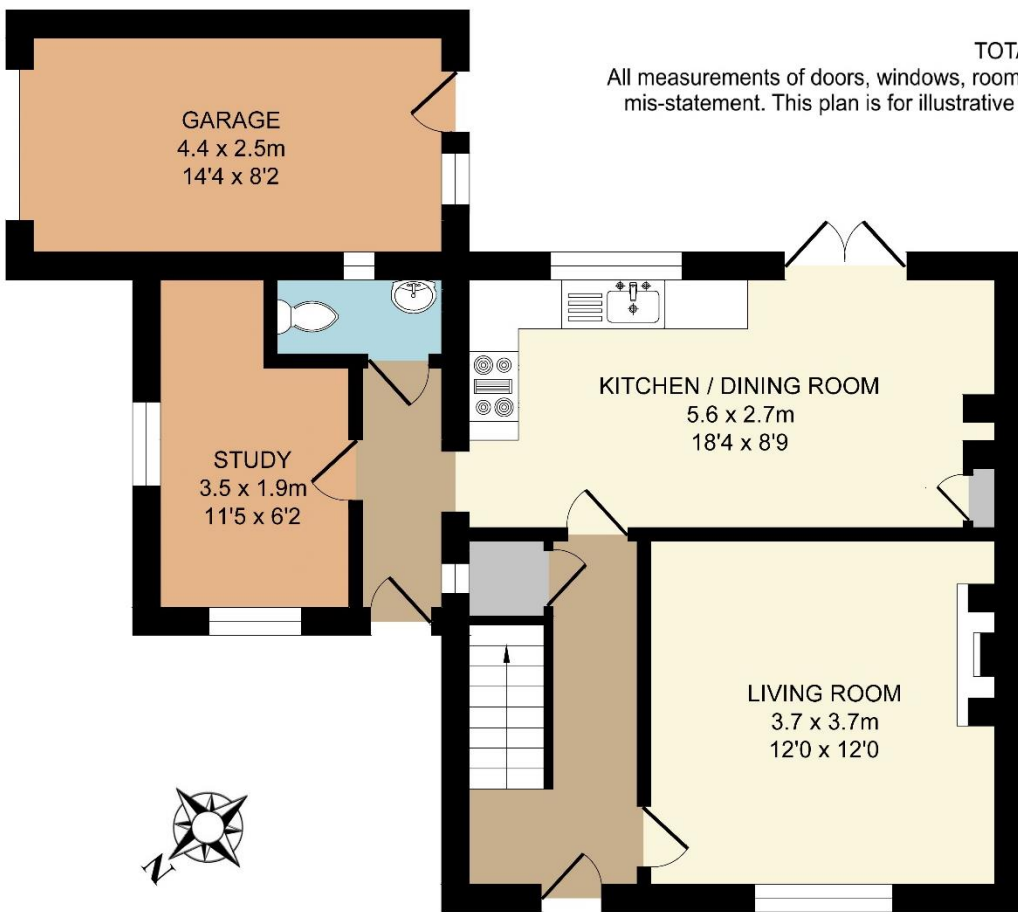
Guide Price £450,000 Freehold

An older style 1950s semi-detached home in a very convenient location. On the doorstep of Newbury town centre yet overlooking the grounds of Donnington Grove Golf course and only a few minutes picturesque walk to Donnington Castle. The property is presented in very good condition and benefits from full gas-fired central heating and Double glazing. The Gardens are mainly to the front and side with a private courtyard Garden to the rear. Boasting a well-planned and of good proportion accommodation includes Entrance Hall, Cloakroom, Office/ Study, Kitchen/ Breakfast Room, and Sitting Room with an Open fireplace. On the first floor, there are three generous-sized Bedrooms plus a Family Bathroom. Outside is an Attached garage and a large, gravelled parking area.

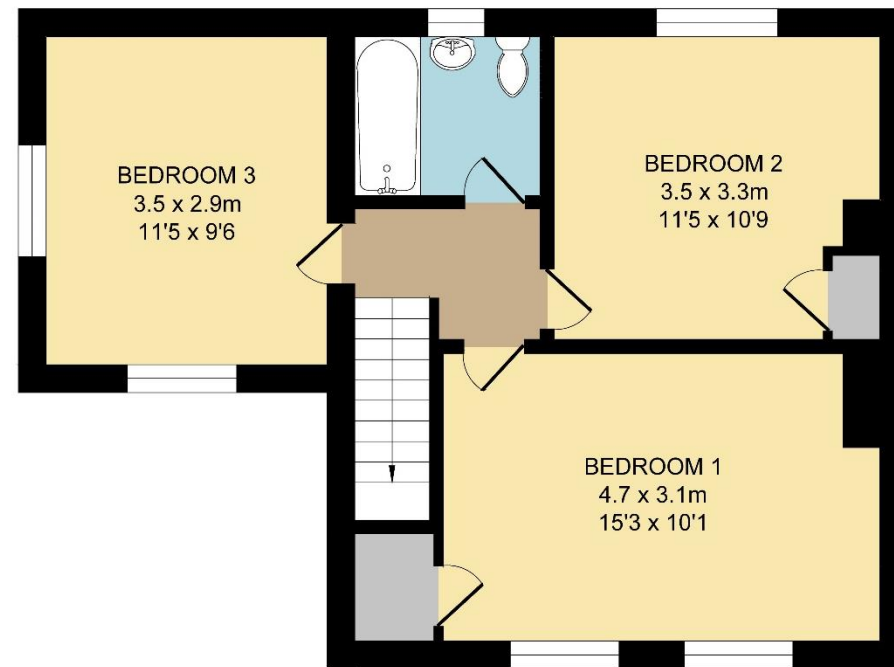
Directions: Leave Newbury on the A4 Bath Road towards Hungerford. Continue through Speen and opposite the Hare and Hounds public house and hotel turn right into Station Road. At the T junction turn left onto Lambourn Road and the property will be found on the left hand side.

Council Tax Band:	C	£1895.66 pa
Nearest Bus stop:	Brummell Road	0.3 km
Nearest Train station:	Newbury	2.4 km





GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	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

