



13 Owen Road Newbury Berkshire RG14 2ED



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**Guide Price £325,000 Freehold**

**An older style, a 1950s mid terraced home, is in a very convenient location on the doorstep of Newbury town centre. However, the property requires a little updating; it offers good-sized and well-planned accommodations. There is an enclosed front garden and a non-overlooked east facing rear Garden with a large Timber decking area leading to a Detached Garage. Comprising fully glazed Entrance Porch, Large 13' Reception Hall, 18' Dual Aspect Living Room, and a 14' Kitchen/ Breakfast Room. On the first floor, there are Three generous-sized Bedrooms, a Family Bathroom with Shower Cubicle, Electric Heating and UPVC Double Glazing. Quiet cul-de-sac just north of Newbury and within walking distance of Trinity Secondary School. Easy access to both A34 and M4 junctions.**

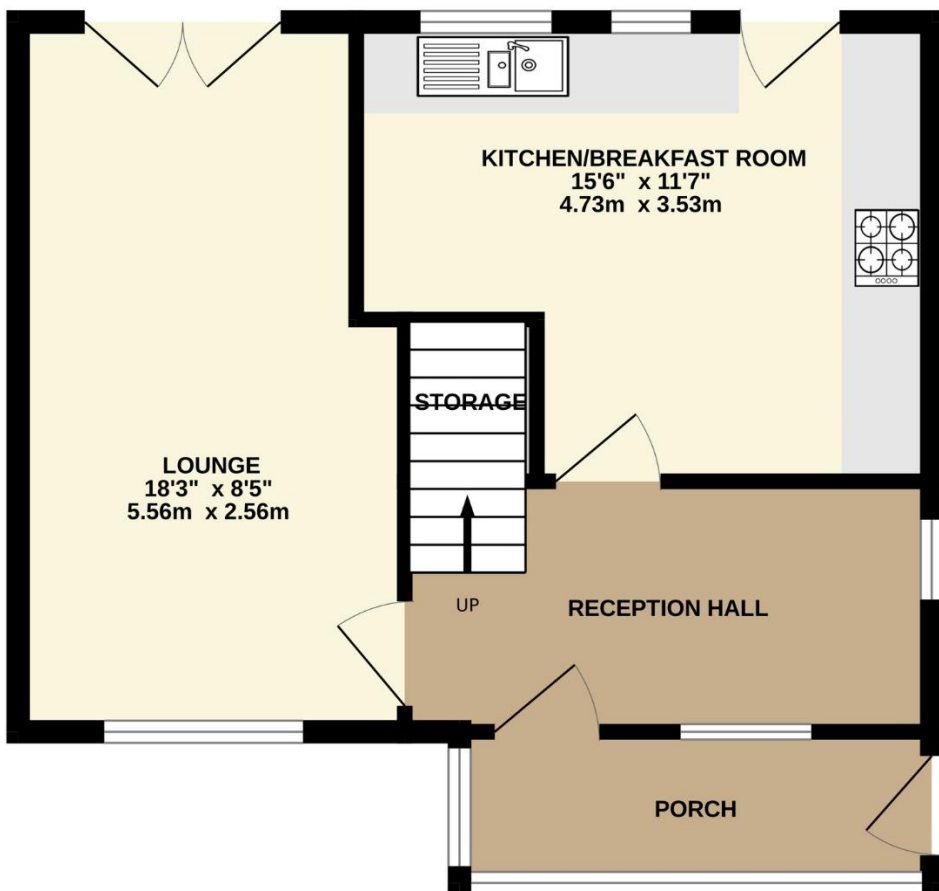
**Offered with No Ongoing Chain**

**Viewing Recommended.**

**Directions: Leave Newbury from the Robin Hood roundabout taking the turning to Hermitage on the Shaw Road. Proceed over on the two mini roundabouts continuing onto Long Lane Take the first left into Love Lane then take the first right into Kingsley Close. Owen Road will be found on the right and the property is also on the right.**



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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:** C £1899.51 pa

**Nearest Bus stop:** Long Lane 0.1 km

**Nearest Train station:** Newbury 2.0 km

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AWAITING EPG**



