



Weymouth House Pound Lane Speen Newbury Berkshire RG14 1GJ

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Guide Price £370,000 Freehold

An older, character-style semi-detached home located in a highly sought-after area on the doorstep of Newbury town centre, yet within a minute's walk of picturesque walks across Speen Moor. The property needs updating but lends itself to extension (subject to the usual consents). Standing on a fantastic corner plot Garden which surrounds the property on all three sides. Boasting good-sized accommodation including a Large Entrance Hall, Sitting Room with an open fireplace, Separate Dining Room, Kitchen, Utility Room and WC. There is also a useful Pantry and Brick Outbuilding. On the first floor, there are three generously sized Bedrooms and a Bathroom. Parking is currently on the road, but there is ample scope for a Garage or driveway.

Gas Central Heating and UPVC Double Glazing.

Offered with Vacant Possession and Viewing is Highly Recommended to avoid Disappointment

Directions: Leave Newbury on the A4 Bath Road towards Hungerford. Just past the Waitrose roundabout, take the next right into Brummell Road. Take the third turning on the left into Pound Lane where the property will be found a short way along on your right.



Council Tax Band:

D £2346.73 pa

Nearest Bus stop:

A4 Bath Road Road 0.1 km

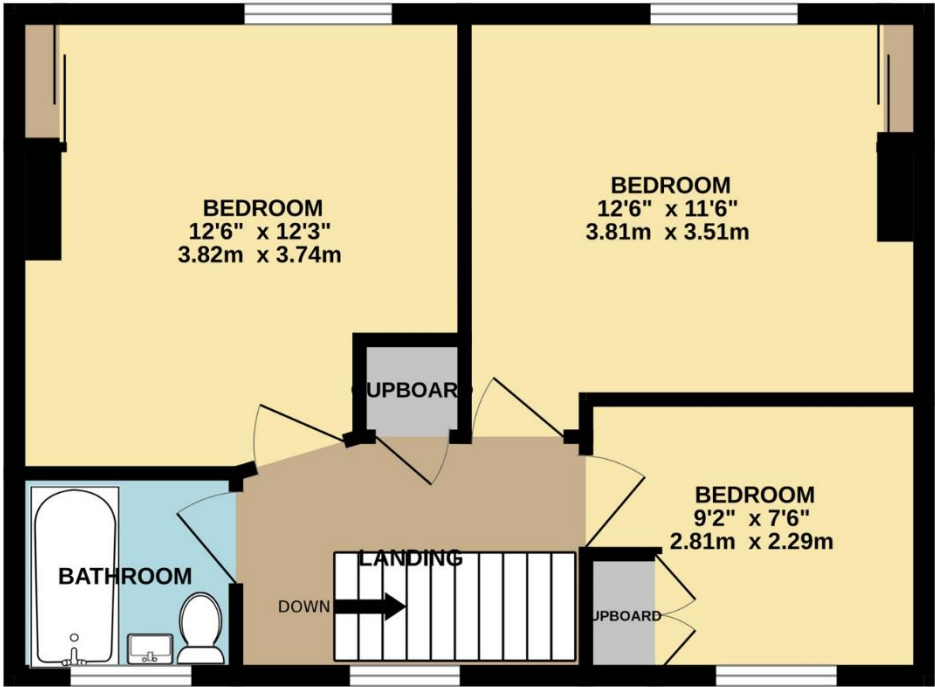
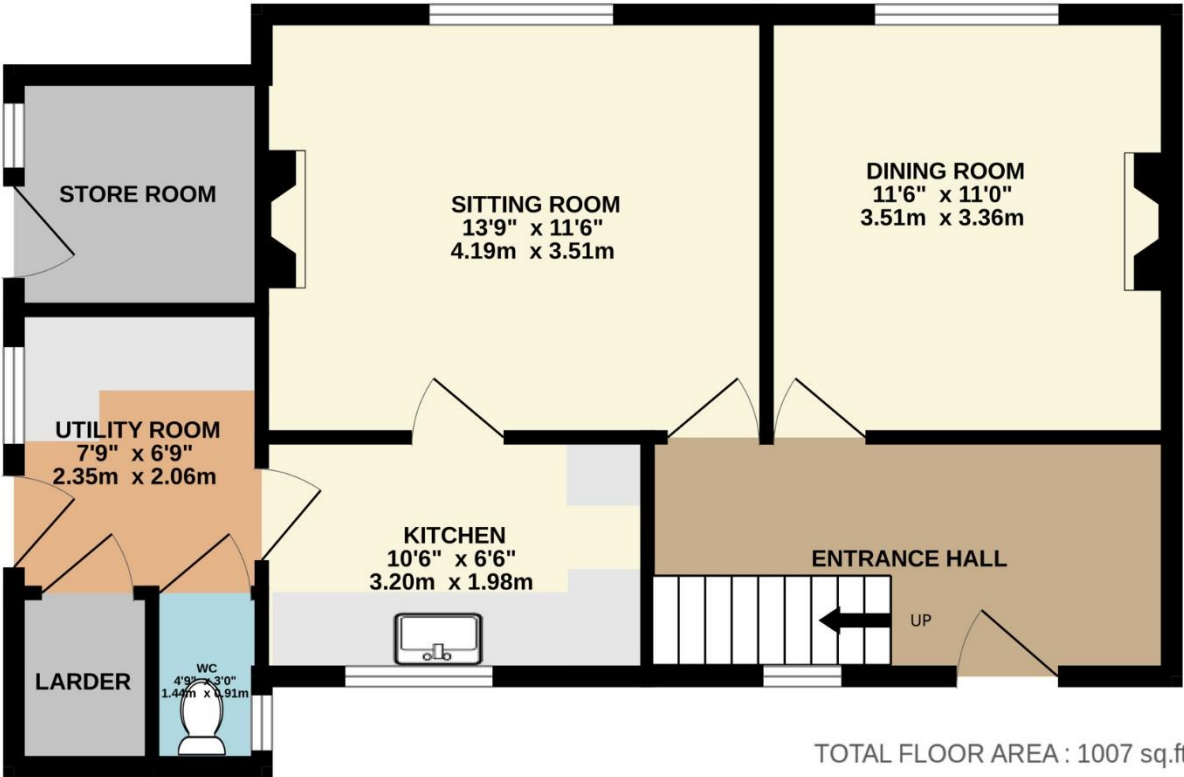
Nearest Train station:

Newbury 1.9 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
...	E		

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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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

