



51 Sutton Road Speen Newbury Berkshire RG14 1UW

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**Guide Price £350,000 Freehold**

**A modern semi-detached home located in a very convenient location on the doorstep of Newbury town centre. The local primary school is at one end of the road, and the Donnington Grove Golf course is not far from the other, leading to a fabulous walk to Donnington Castle and Snelmore Common. A short distance to local shops and the larger Waitrose supermarket is only five minutes away. Benefitting from well planned accommodation including an Entrance Hall, Dual Aspect Living/Dining Room leading onto the rear Garden, and Kitchen. On the first floor, there are Three Bedrooms and a family bathroom. The rear Garden is mainly laid to lawn and not overlooked. UPVC Double Glazed Windows. Ample Driveway Parking plus Garage in a small block to the rear with pedestrian access to the Garden.**

**Offered with No Ongoing Chain 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 first turning on the left into Coxeter Road. Take the next left into Kersey Crescent, continuing straight on into Sutton Road, and the property will be found a short distance along on your right.**

**Council Tax Band: C £2190.20 pa**

**Nearest Bus stop: Sutton Road 0.1 km**

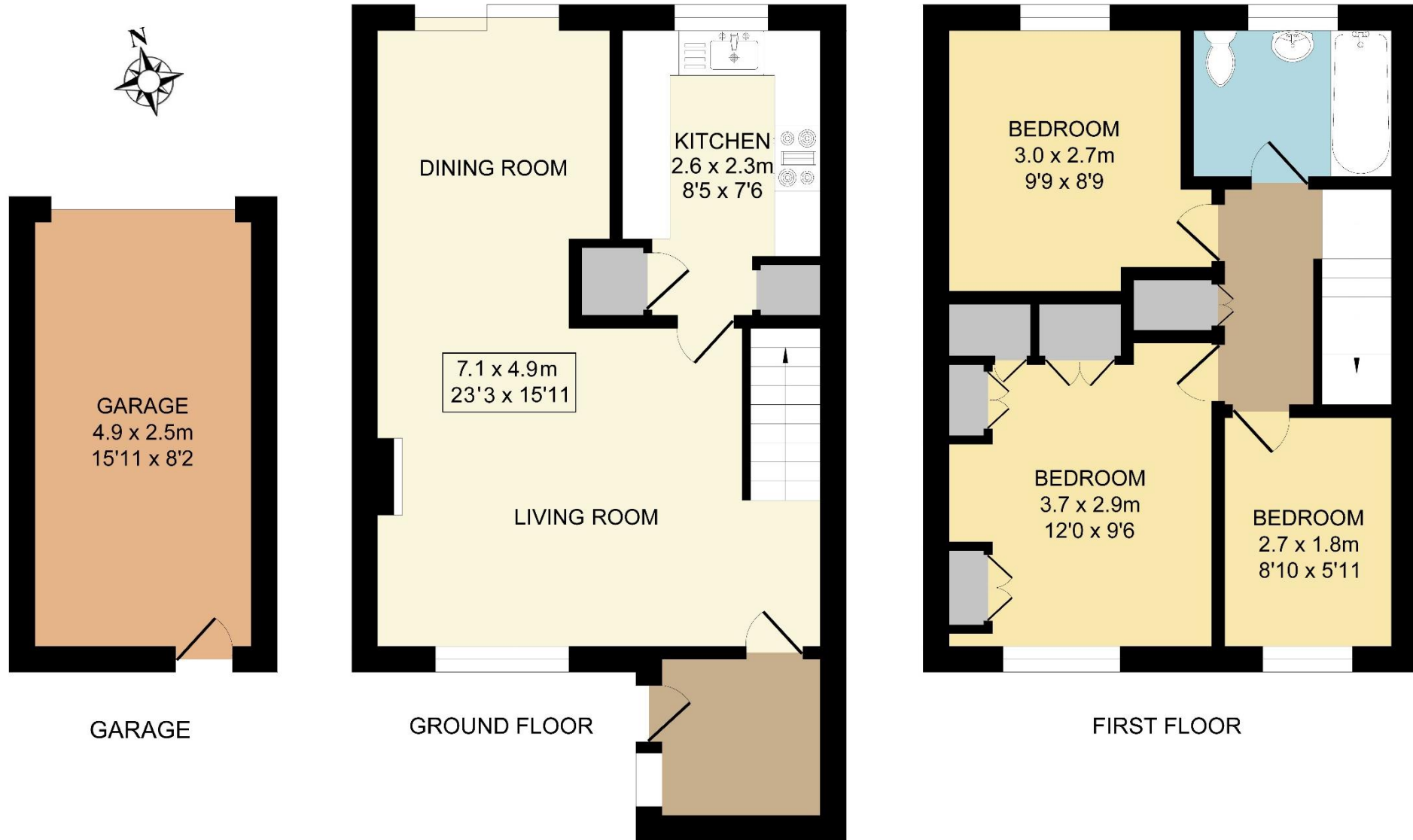
**Nearest Train station: Newbury 1.8 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (775 SQ.FT.) EXC. GARAGE

All 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. Not to scale. [www.halletts-estateagents.co.uk](http://www.halletts-estateagents.co.uk)



**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

