



DOWNER & CO

TRUSTED SINCE 1988

26 Leonardslee Crescent, Newbury RG14 2FB
Price: £330,000

Features.

-  1
-  2
-  1

NO ONWARD CHAIN

Description.

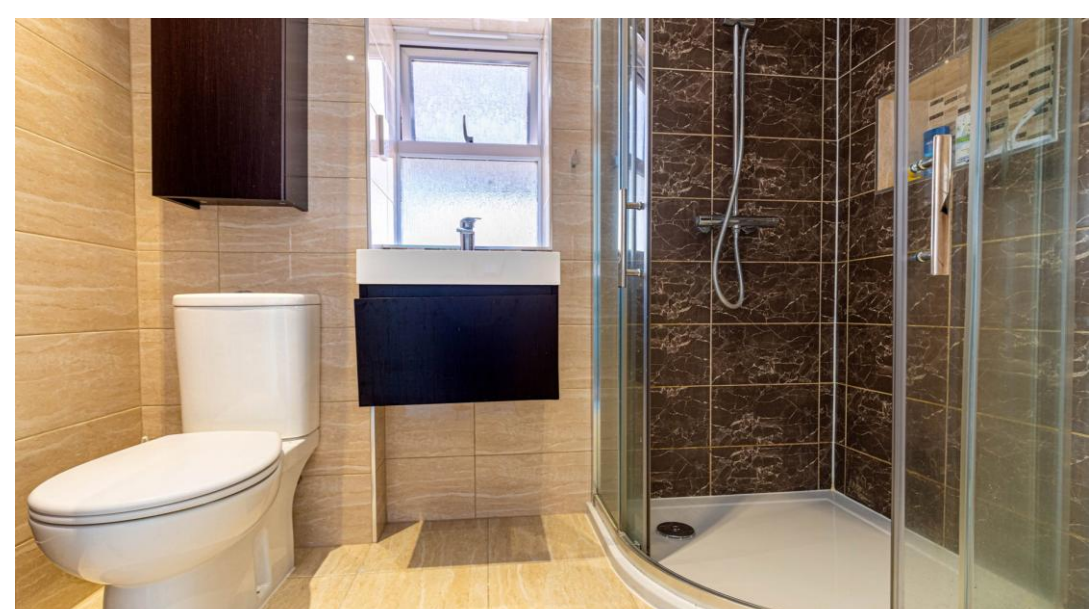
Immaculately presented two double bedroom home that has been improved to produce a spacious, open plan living space to the ground floor. The property is located just outside Newbury and is within easy reach of the A4 and A34. Locally, there are shops, coffee shop and a pub, and the town centre is only about a mile and half away.

The spacious accommodation consists of open plan kitchen/dining/living area with study area, master bedroom with plenty of built-in storage, second double bedroom and family bathroom. The master bedroom has plumbing for an en-suite if required where the wardrobe is and could be converted back. Outside, the rear garden has been designed to get the best of the afternoon sun with a raised section. There is a deck adjacent to the rear of the house, and also a shed. There are two allocated parking spaces in a gated area very near by. Benefits include upvc double glazing and gas-fired central heating.



Location.

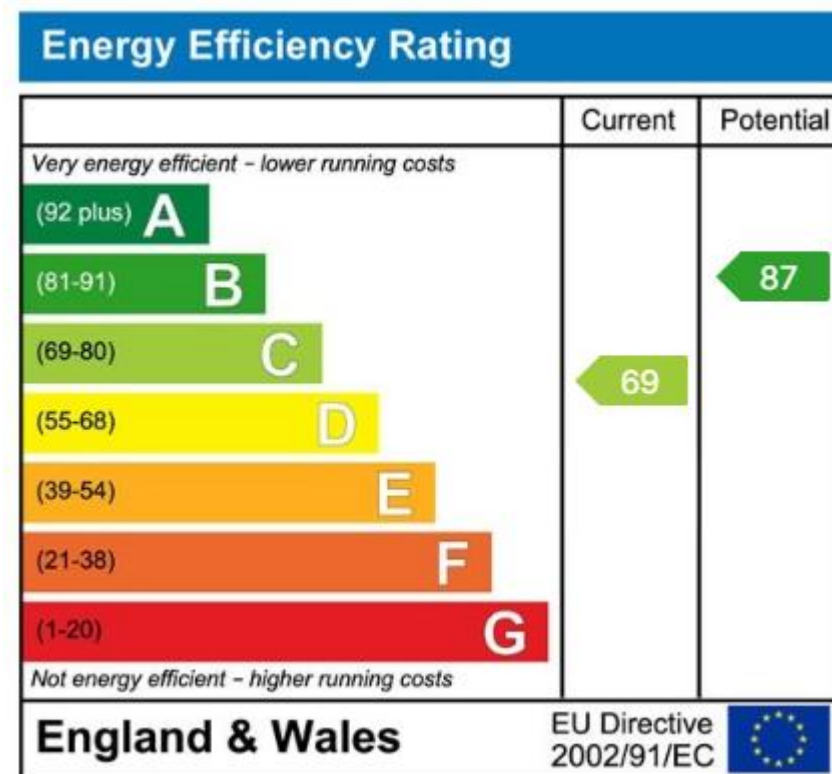
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area
69.0 sq m / 742.70 sq ft
(Excluding Car Park Spaces)



Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: C
2026/2027: £2,268.74

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk