



DOWNER & CO

TRUSTED SINCE 1988

26 Grove Road, Newbury RG14 1UL
Price: £700,000

Features.



Description.

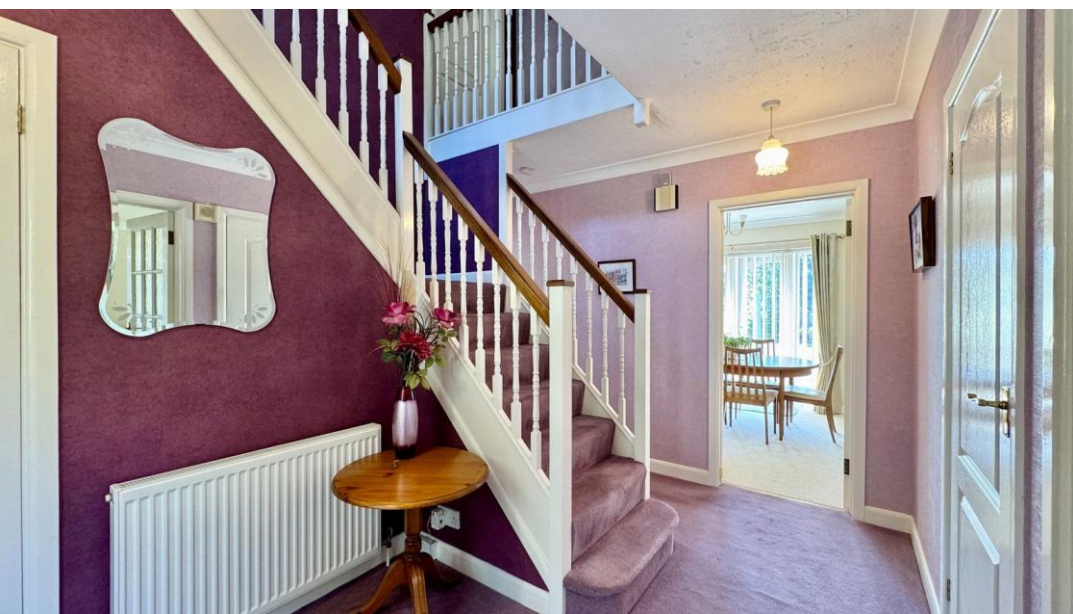
A fantastic opportunity to update, improve and potentially extend (stpp) a spacious four bedroom home in a large plot with south facing garden. The property has been well maintained by the current owners and is located within easy reach of Newbury, the A34 and M4. Locally, there are schools, shops, pubs, golf course and miles of footpaths through stunning countryside.

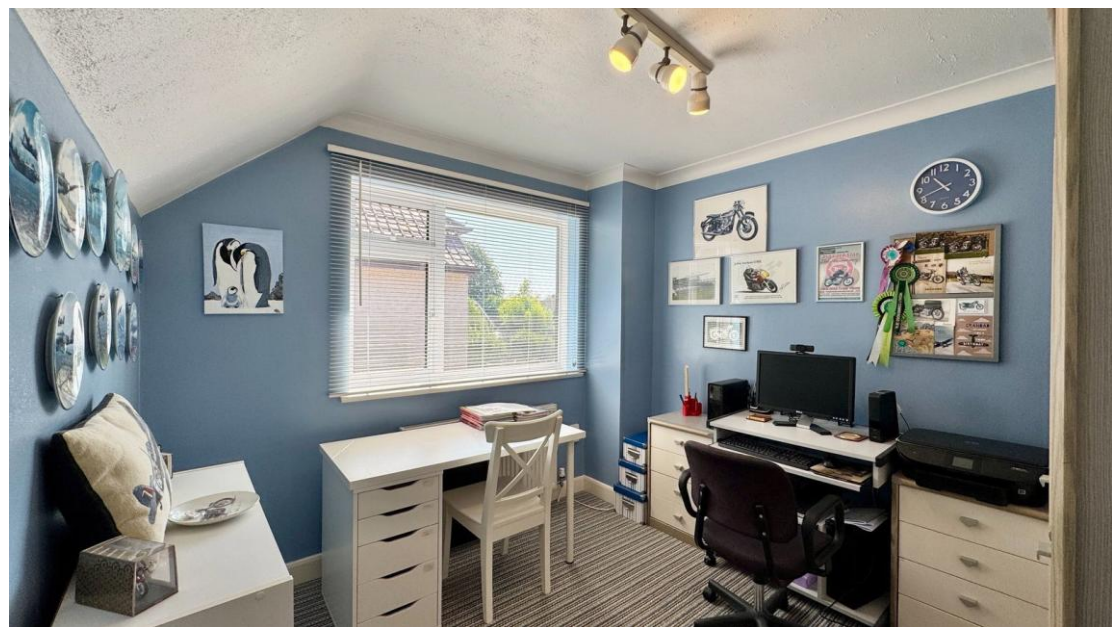
The light and airy accommodation consists of entrance hall, kitchen/breakfast room, dining room, living room with dual aspect windows, cloakroom, utility room, master bedroom with en-suite shower room, two further double bedrooms, fourth bedroom and family bathroom. Outside, the rear garden is enclosed and has been lovingly maintained over the years. To the front there is driveway parking for several vehicles in addition to a double garage. Benefits include upvc double glazing and gas fired central heating.



Location.

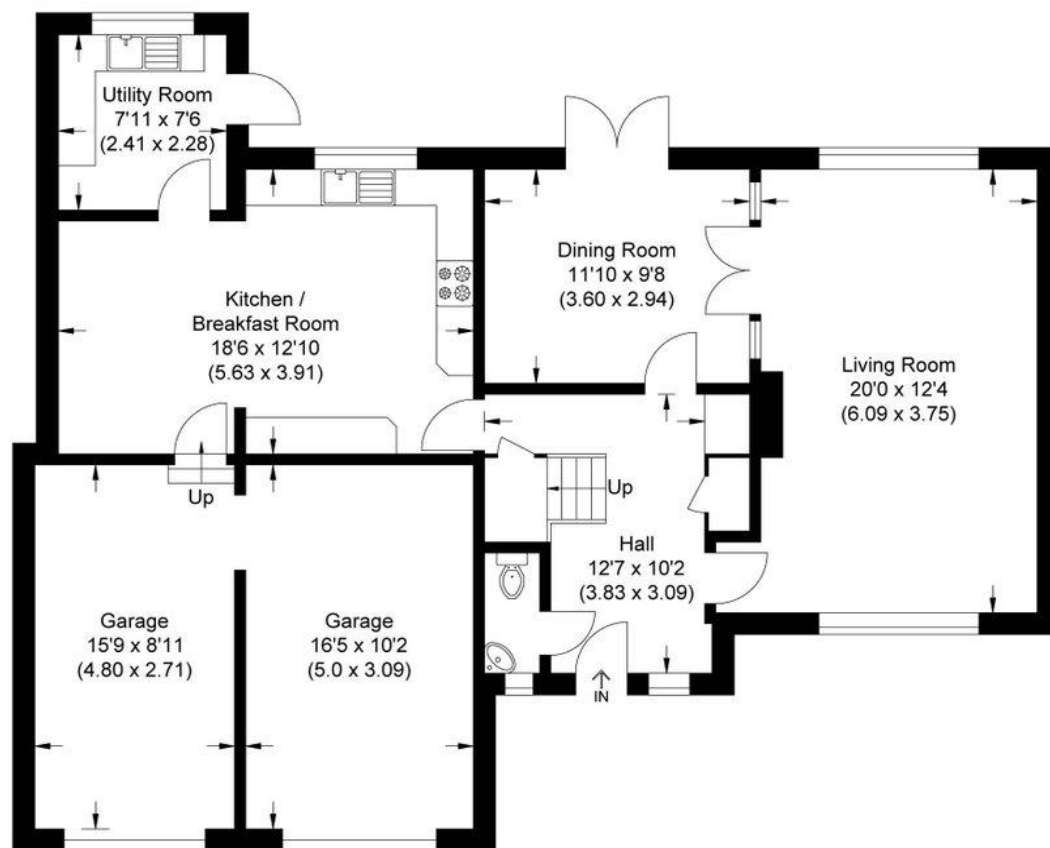
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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.



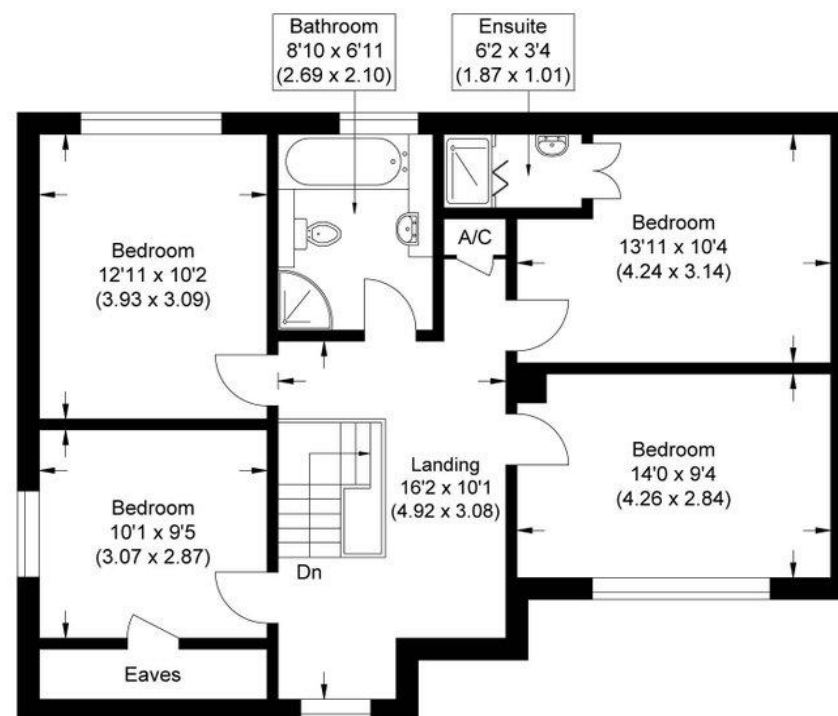




Approximate Gross Internal Area
147.06 sq m / 1582.94 sq ft
(Excludes Garage & Eaves)
Garage Area 29.75 sq m / 320.22 sq ft

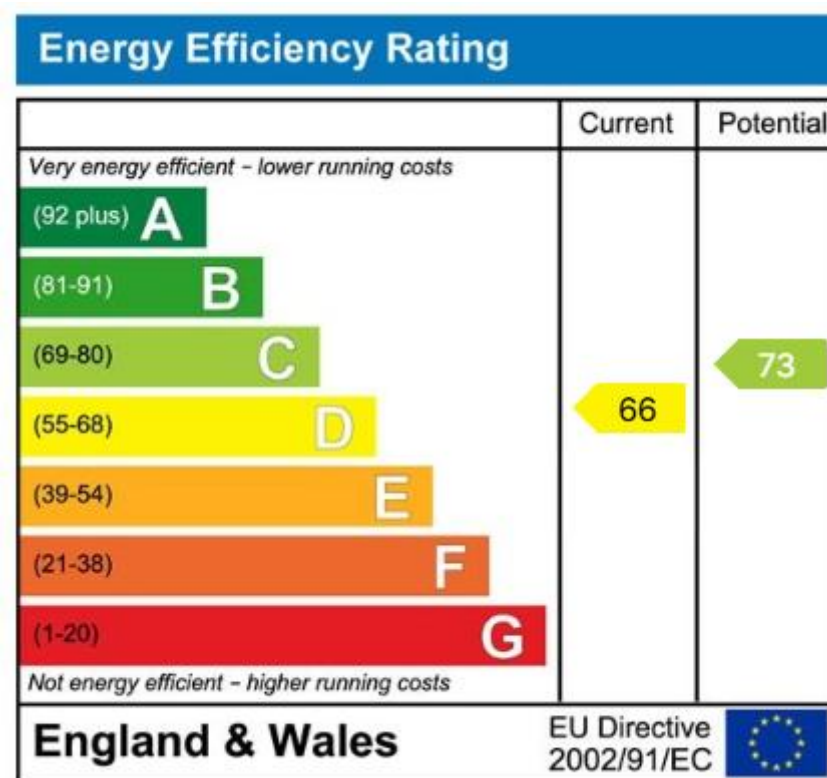


Ground Floor



First Floor

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: D

COUNCIL TAX BAND: F
2026/2027: £3,686.69.

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