



**DOWNER & CO**

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**2 Saffron Close, Newbury RG14 1XD**  
**Price: £375,000**

**Features.**

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-  3
-  1

**NO ONWARD CHAIN**

**Description.**

Located within a few minutes walk of Northbrook Street, and not much further to the mainline rail station to London Paddington is a light and airy three bedroom home with large garden and garage. Locally the Speen Moors loop is on the doorstep along with Northcroft leisure centre and Goldwell Park.

The well maintained accommodation consists of front door to hall, smart kitchen, open plan living/dining room, master bedroom with built-in wardrobe, second double bedroom, third bedroom and family bathroom. Outside to the rear the garden is low maintenance and has a path leading to the single garage. There is also additional parking in front of the 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  
69.07 sq m / 743.46 sq ft  
(Excluding Garage)

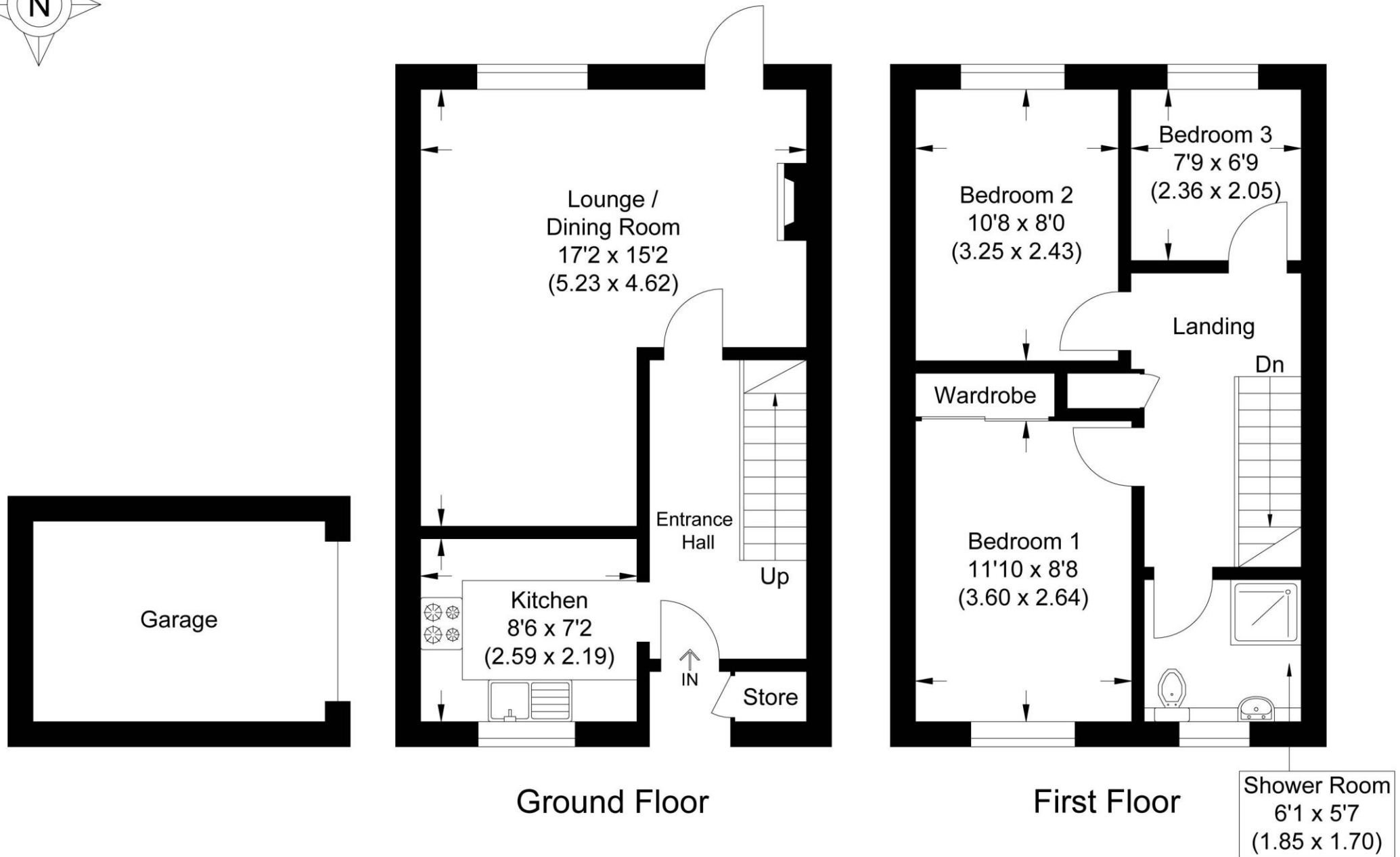
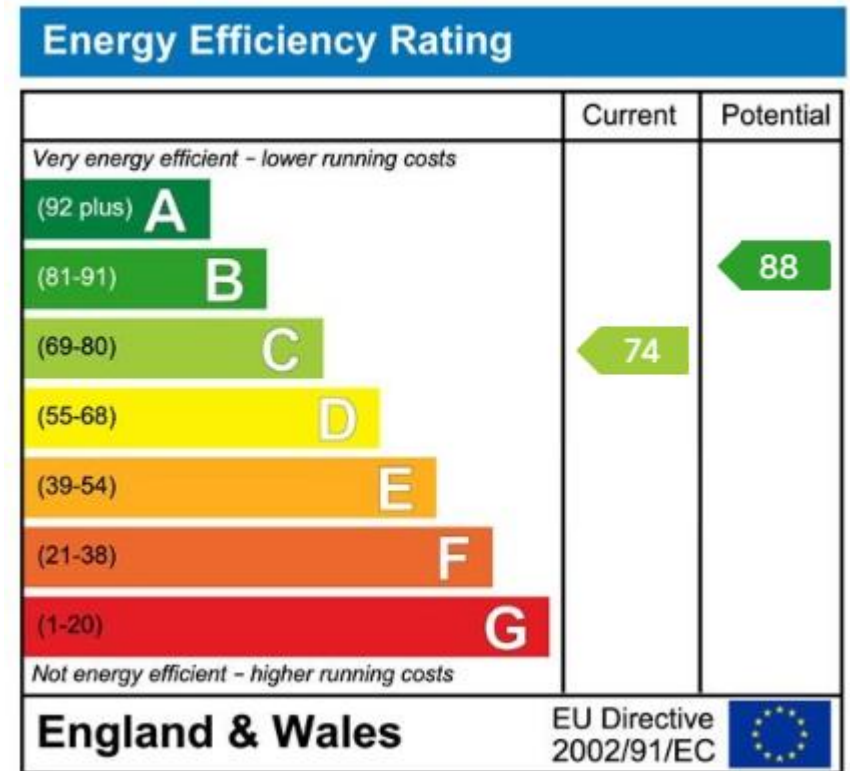


Illustration for identification purposes only, measurements are approximate, not to scale.



#### 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.

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