



23 Monks Lane Newbury Berkshire RG14 7HD

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Price Guide £300,000 Freehold

An older style four-bedroom mid terraced home in need of modernisation and updating. Situated on a sought-after road south of Newbury, which is within a few minutes' walk of Greenham Common. Easy road links to the A34 and M4, plus a short drive to Newbury's main line railway station, with Paddington just under an hour.

There are primary and secondary schools nearby, and Newbury Retail Park and Supermarket are just a short distance away.

Accommodation comprises an Entrance Hall, 17' Living Room, 16' Kitchen/Dining Room and Cloakroom. On the first floor, there are Four Generous Bedrooms plus the family Bathroom. There is ample driveway parking. Enjoying a private and non-overlooked rear Garden which is mainly laid to lawn. Side and rear pedestrian access. Gas radiator, central heating, and UPVC double glazing.

VIEWING HIGHLY RECOMMENDED & NO ONGOING CHAIN

Directions: Leave Newbury from the Robin Hood roundabout on the A339 towards Basingstoke/Winchester. Proceed over two roundabouts, continuing on the A339. At the next roundabout take the third exit and then proceed straight across the next roundabout into Monks Lane, and the property will be found on the right-hand side.



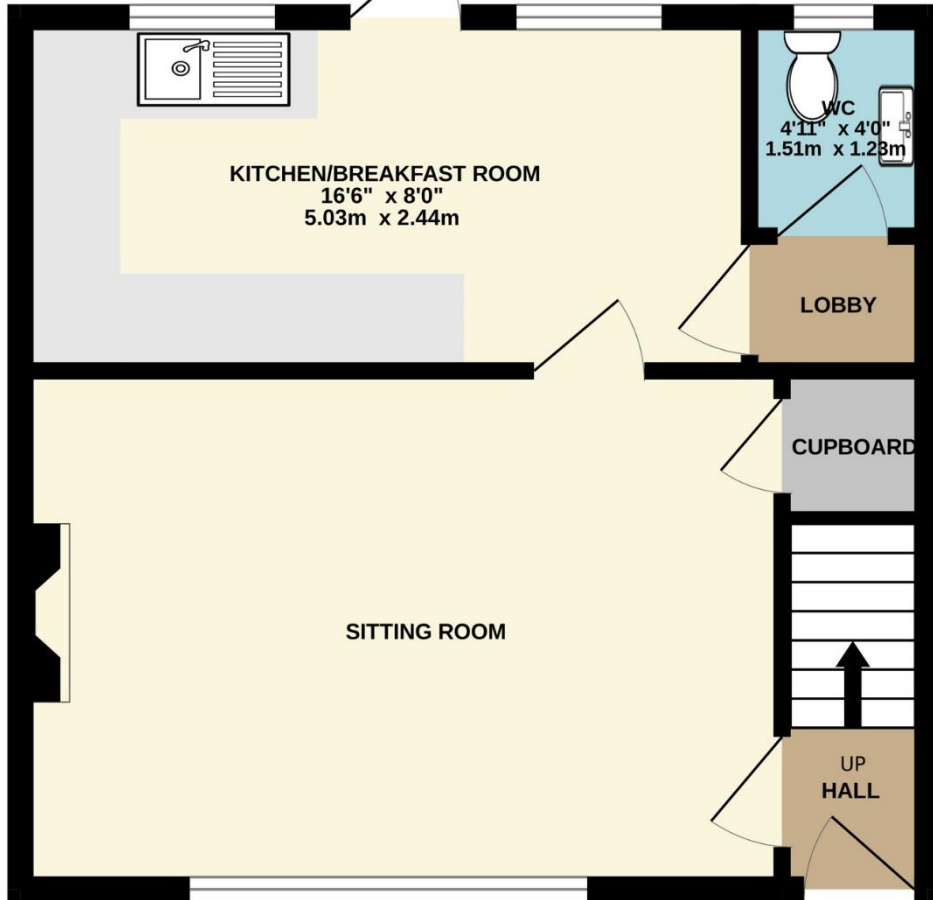
Council Tax Band:
Nearest Bus stop:
Nearest Train station:

D
Monks Lane
Newbury

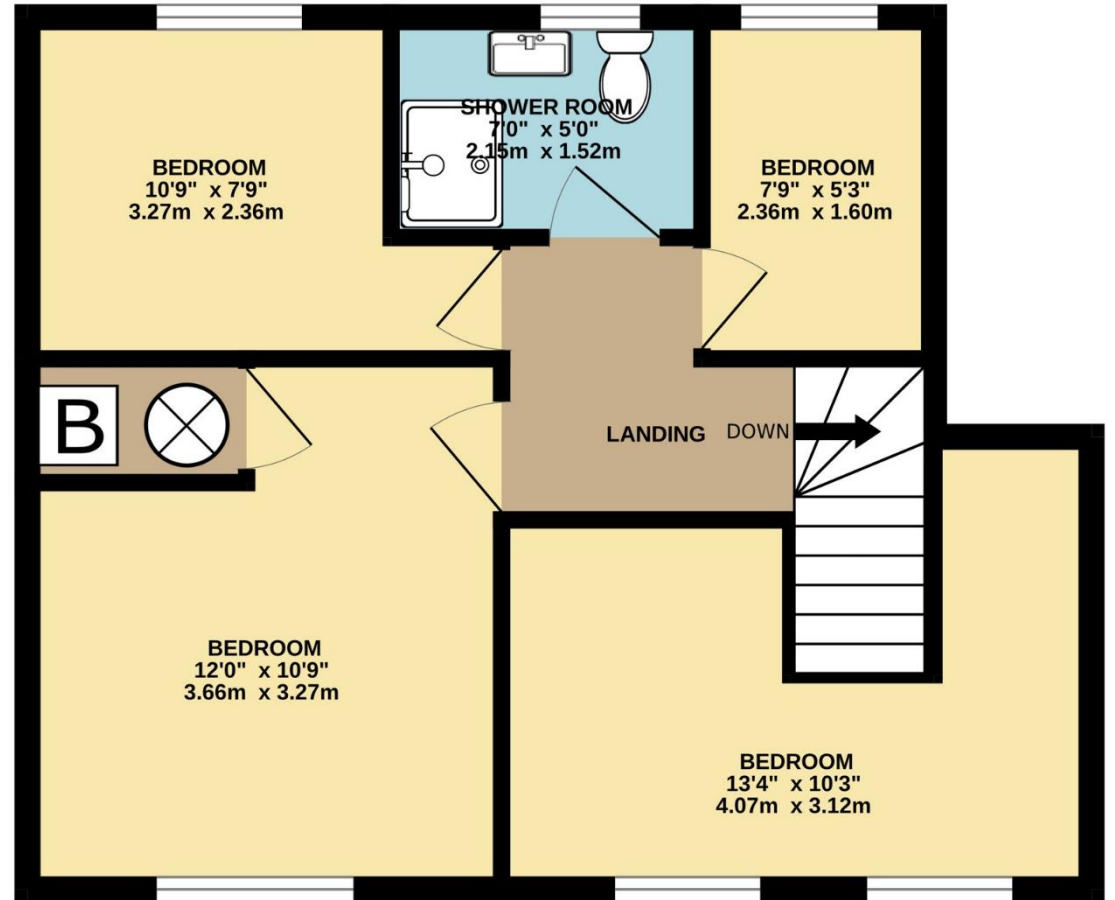
£2552.33 pa
0.0 km
1.4 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	

GROUND FLOOR
 402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
 442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883sq.ft. (82.0 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 contracts

