



28 Green Lane, Newbury RG14 5NU
Price: £335,000

Features.

-  2
-  2
-  1

Description.

A super sized two double bedroom semi detached house within walking distance of the town centre, train station and lovely canal walks close-by. The house has been subject to numerous improvements including a very smart new kitchen and with the size of the accommodation upstairs, it could be converted to make three bedrooms.

The accommodation includes entrance porch, living room, kitchen/dining room, garden room, utility room, cloakroom, two large double bedrooms, bathroom, west facing rear garden, garage and driveway parking.

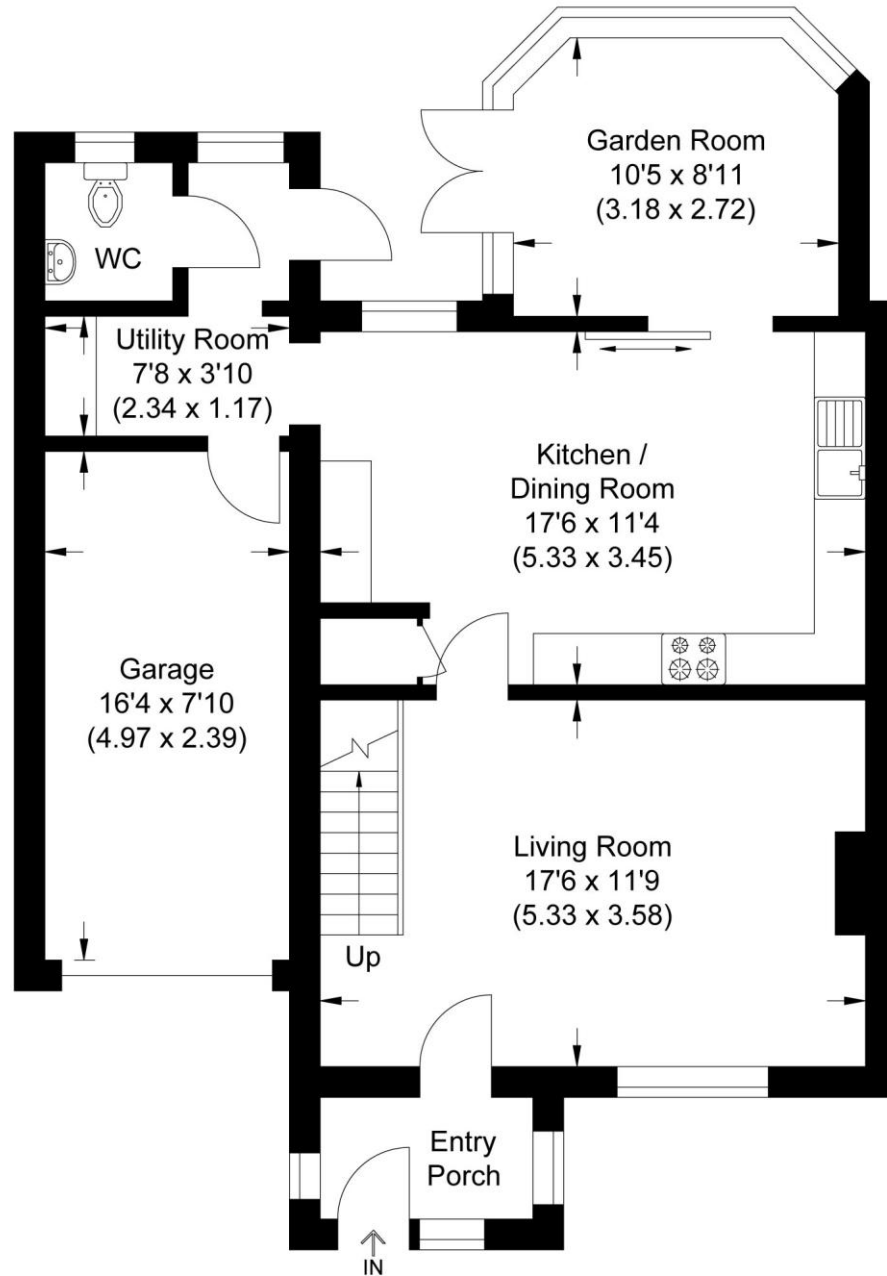


Location.

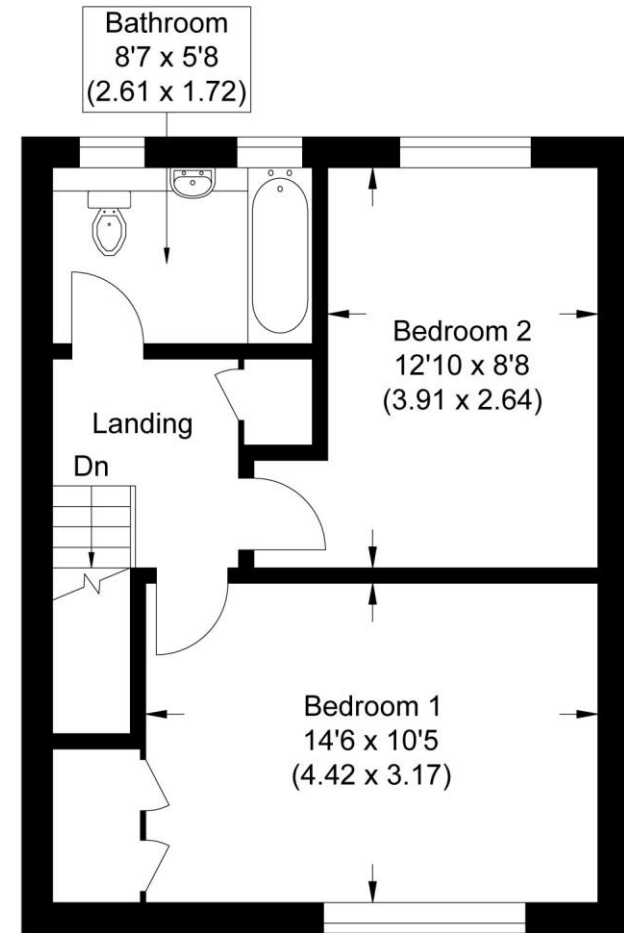
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn 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
95.14 sq m / 1024.07 sq ft
(Excludes Garage)
Garage Area 11.88 sq m / 127.87 sq ft



Ground Floor




First Floor

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: C
2025/2026: £2,156.19.

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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