

DOWNER & CO

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20 Speen Hill Close, Newbury RG14 1QR

Price: £340,000

Features.

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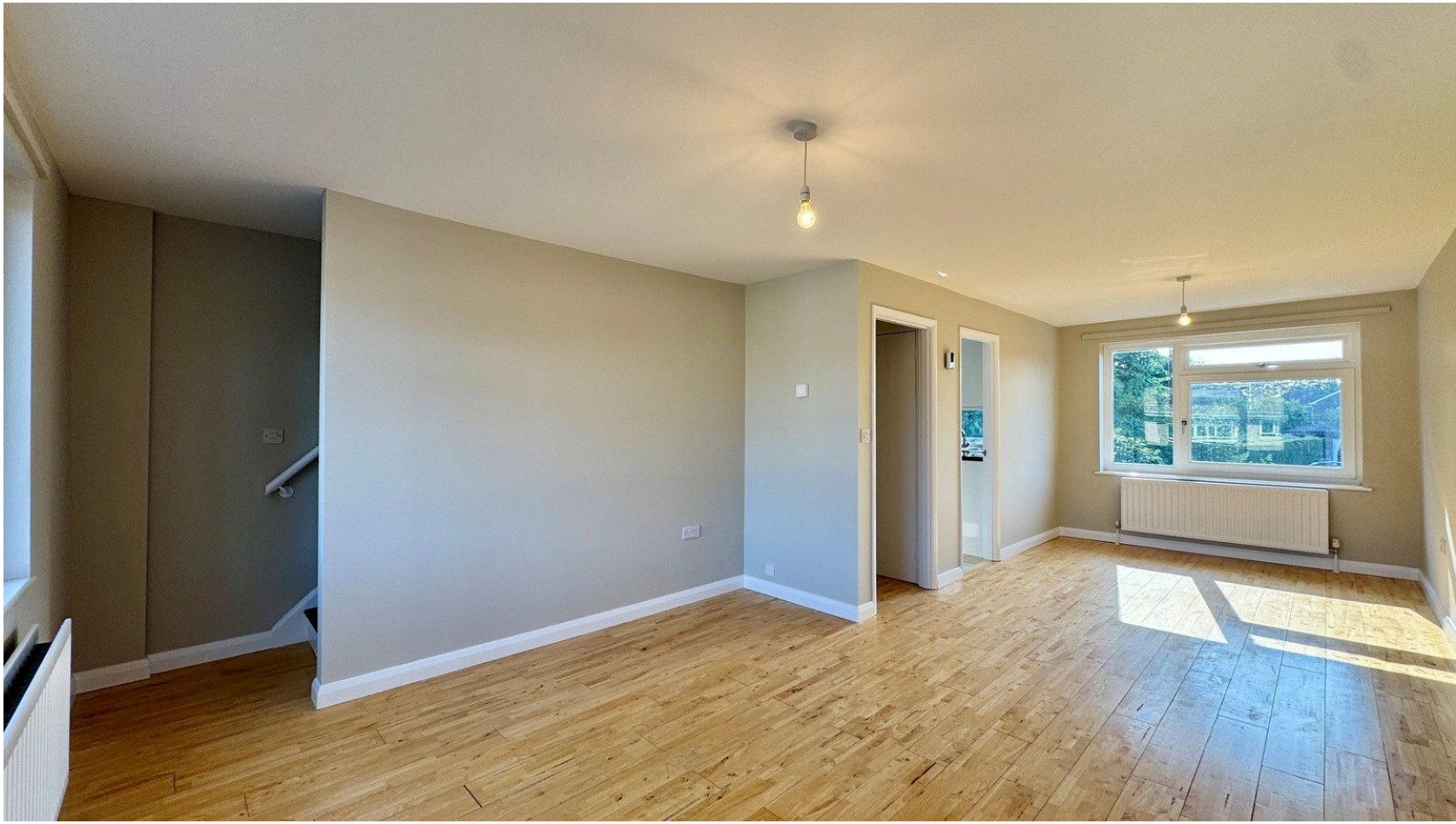
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NO ONWARD CHAIN

Description.

A light and spacious two bedroom home located within easy walking distance of Newbury town centre and the mainline rail station to London Paddington. The property has been fully rewired throughout and redecorated bringing it up to modern standards and presentation. Locally, there are shops, pubs, golf course, and miles of footpaths through stunning countryside onto the Speen Moors Loop.

To the ground floor the accommodation consists of entrance hall, cloakroom, and utility/office. To the first floor there is a large open plan living/dining room with large dual aspect windows, and smart kitchen. To the top floor is a good sized master bedroom with built-in wardrobes, further double bedroom with built-in wardrobe and family bathroom. Outside the mature rear garden is enclosed and is a blank canvass for a new owner to put their mark on. There is a large garage and driveway parking to the front. 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.

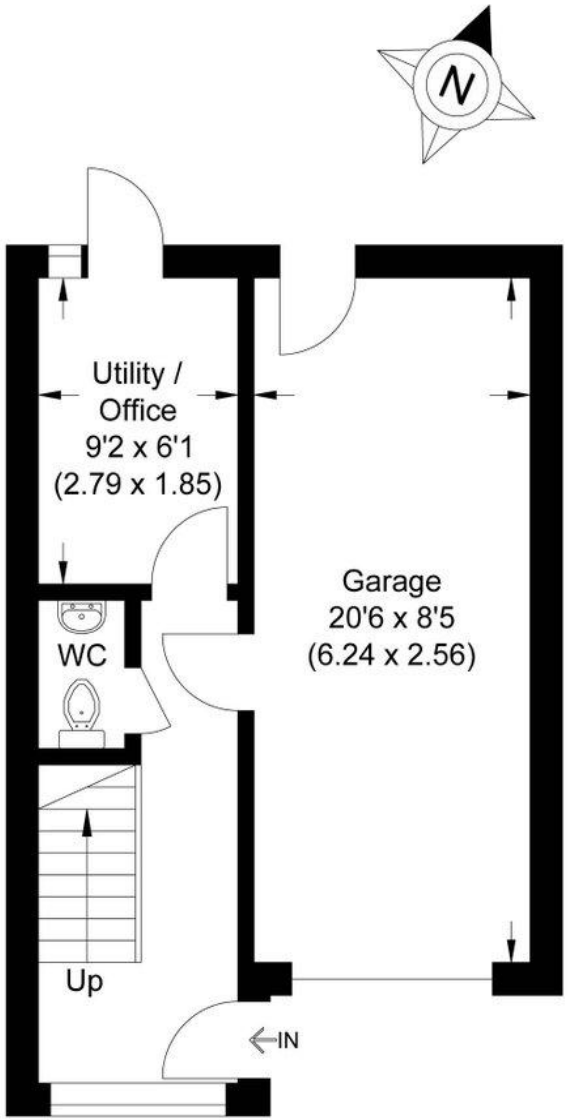




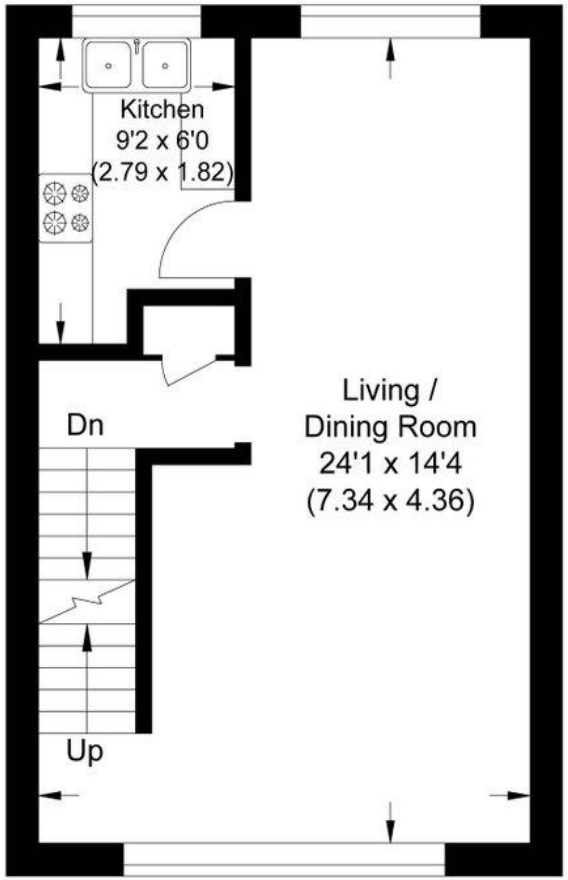




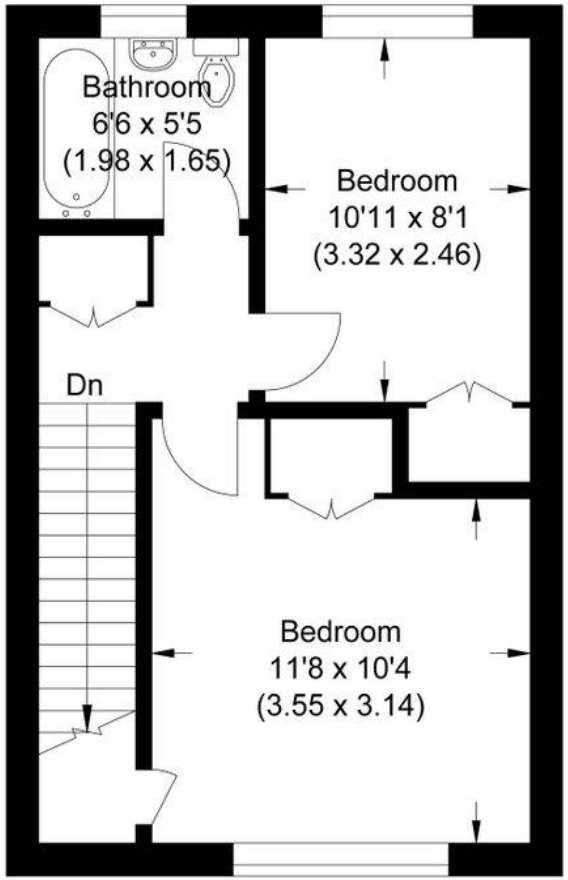
Approximate Gross Internal Area
80.52 sq m / 866.71 sq ft
(Excludes Garage)
Garage Area 15.97 sq m / 171.89 sq ft



Ground Floor



First Floor

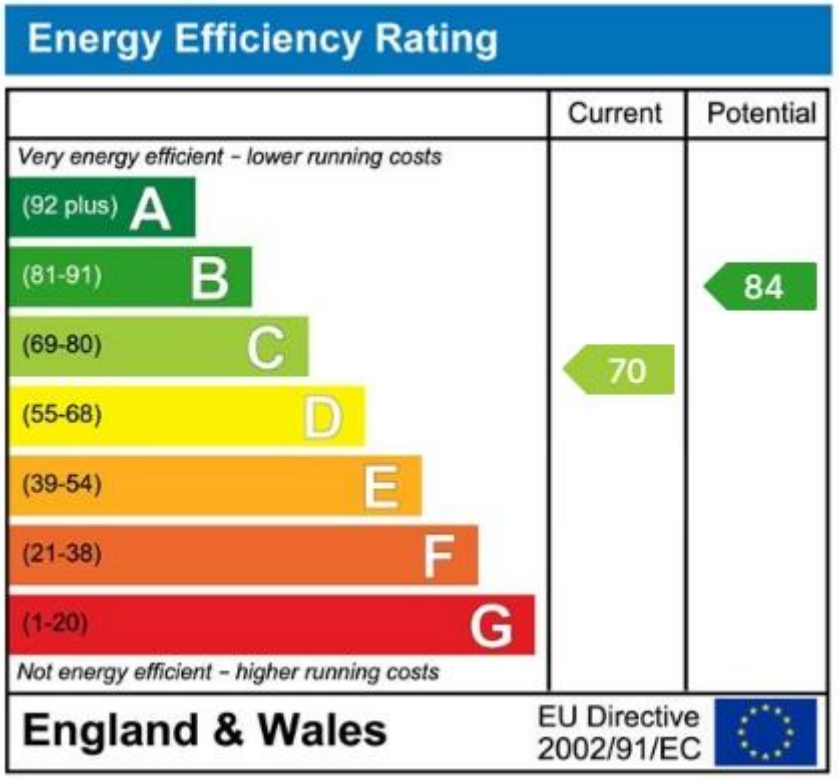


Second Floor

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: C

COUNCIL TAX BAND: D
2026/2027: £2,552.33

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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