



DOWNER & CO

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12 Battle Close, Speen, Newbury RG14 1QU
Price: £325,000

Features.



NO ONWARD CHAIN

Description.

Located within easy reach of the town centre is a well maintained, spacious three bedroom home. The property is situated in a small cul-de-sac and is within walking distance of local shops, schools, pubs, golf course and miles of countryside footpaths.

The accommodation consists of entrance lobby through to hall, living/dining room, kitchen, conservatory, large master bedroom, second double bedroom, third bedroom and family bathroom. Outside, the rear garden has been lovingly looked after over the years and faces south. There are two patios, mature plants and a shed. There is a brick out-building with power and path to the front of the property where there is off street parking for one vehicle and potential to add another space.



Location.

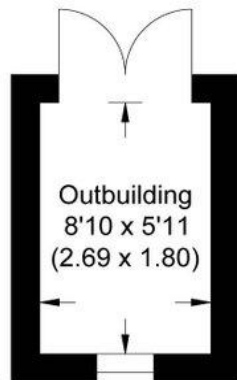
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn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



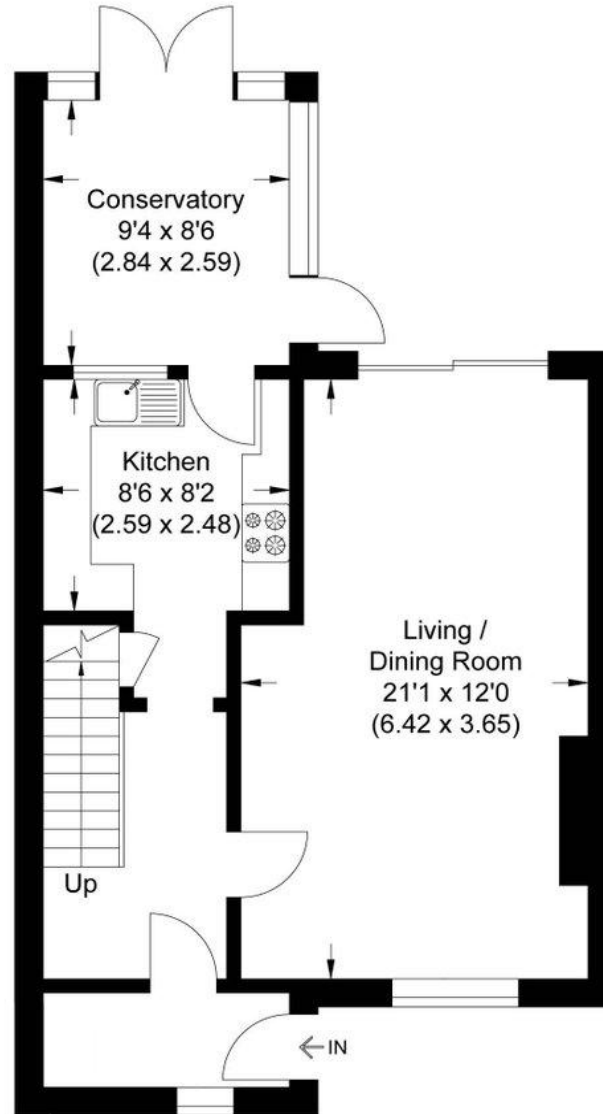


Approximate Gross Internal Area
85.76 sq m / 923.11 sq ft
(Excludes Outbuilding)

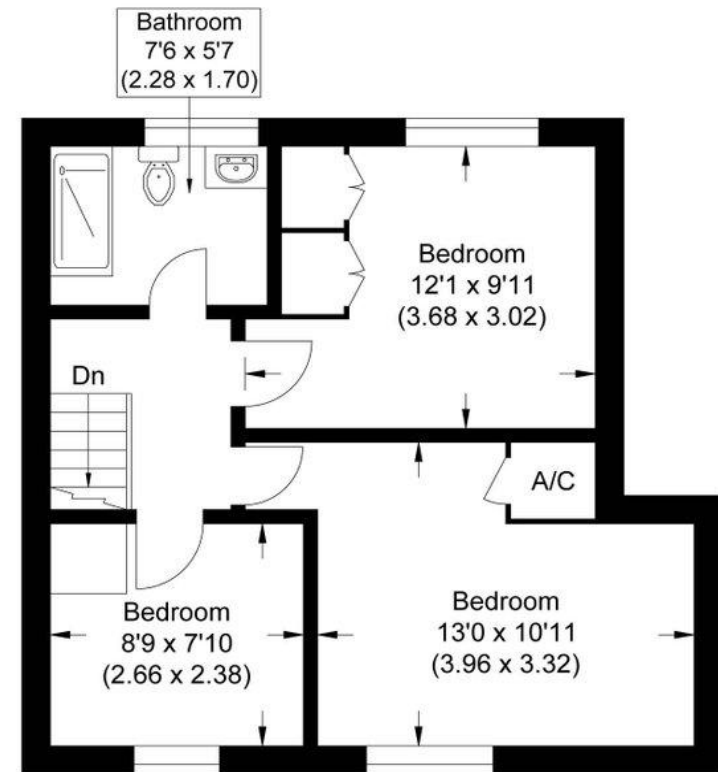
Garage Area 4.84 sq m / 52.09 sq ft



Outbuilding

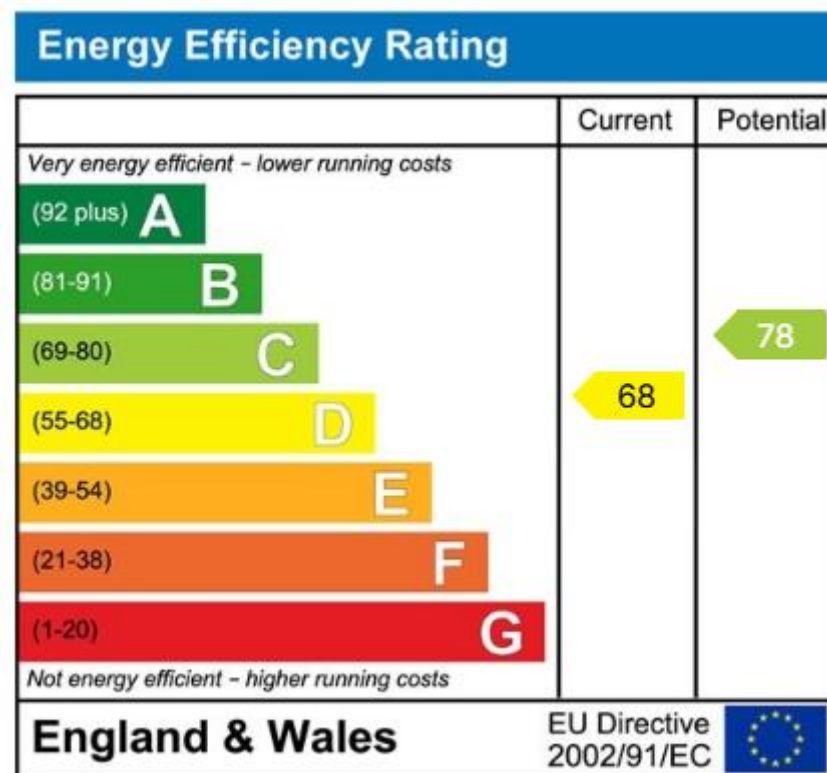


Ground Floor



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: C
2026/2027: £2,190.20.

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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