



14 SPEEN LODGE COURT
Speen, Newbury

Carter Jonas

14 SPEEN LODGE COURT SPEEN NEWBURY RG14 1QS

- Within easy reach of Newbury town and mainline station
- Good access to M4 (J13) and A34

Entrance hall with cloak cupboard · spacious living room with attractive bay window · dining area with door to back garden · kitchen · 3 bedrooms all with built in wardrobes · bathroom · double-glazing · front garden and a private rear garden with side access · garage is situated in a row next door to the house · Energy Rating D

SITUATION

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

DESCRIPTION

This attractive 3 bedroom end of terrace house offers spacious accommodation with a entrance hall giving access to a large living room which opens to a dining area with an attractive bay window overlooking the front and a gas fire and at the rear a door off the dining area giving access onto the garden. There is a fitted kitchen with wall and base units which now requires some improvement, there is a Worcester Bosch boiler installed here which is relatively modern.

AN ATTRACTIVE 3 BEDROOM HOUSE WITH PRIVATE GARDENS AND GARAGING REQUIRING SOME IMPROVEMENT. THE PROPERTY BENEFITS FROM A GREAT CUL-DE-SAC LOCATION IN A PRIME AREA OF NEWBURY CLOSE TO THE TOWN'S FACILITIES. AVAILABLE CHAIN FREE.



Upstairs the feeling of space continues with 3 comfortable bedrooms all with built in wardrobes. The accommodation is completed by a family bathroom. Although the property requires some improvement it is habitable and offers an excellent opportunity to improve.

OUTSIDE

The property is excellently located at the end of a quiet attractive cul-de-sac off Speen Lane. There is a generous frontage with lawned garden and gate providing side access to the rear garden. The rear garden offers a patio leading from the house leading to a lawned area with shrubbed borders and a high brick wall at the rear. The cul-de-sac offers on street parking and the property benefits from a garage which is located in a nearby row adjacent to the property.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

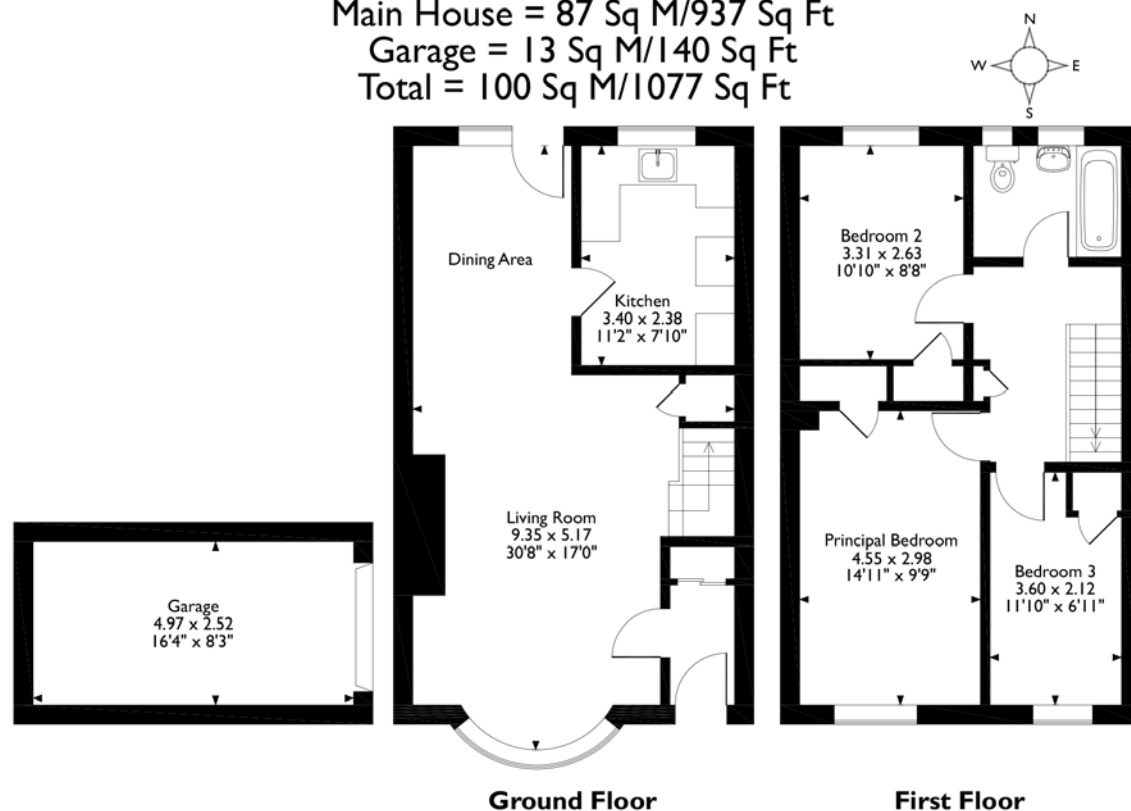
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG14 1QS. On entering Speen Lodge Court proceed to the end of the cul-de-sac where the property can be found in the right hand corner.



14 Speen Lodge Court, Speen, Newbury
 Approximate Gross Internal Area
 Main House = 87 Sq M/937 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 100 Sq M/1077 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK

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