



6 GREEN LANE

Guide Price £340,000

Carter Jonas

6 GREEN LANE NEWBURY RG14 5NU

- Close to Newbury town centre and mainline train station to Paddington in less than an hour.
- M4 (J13) and A34 3 miles

Entrance hall · lovely sitting room with fireplace · kitchen opening to a useful dining area · useful utility and cloakroom · extra ground floor fifth bedroom or office · 4 bedrooms upstairs including a principal bedroom with ensuite · family bathroom · walled frontage · good rear garden with patio and long level lawns · double glazing · Energy Rating C

SITUATION

Green Lane is a quiet residential cul de sac with very little through traffic with easy access into the town centre. 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

A well-presented semi-detached house offering very spacious and flexible accommodation. There is a comfortable sitting room with fireplace and views to the front and stairs to the first floor. Off the sitting room there is a useful additional living space which has been used as a bedroom or useful office. The kitchen/dining room is a particular feature offering good space with access to the garden and opens to a useful dining area before leading to a utility room and ground floor cloakroom.

A WELL PRESENTED AND SPACIOUS 4 BEDROOM SEMI-DETACHED HOUSE WELL LOCATED IN A QUIET PART OF THE CUL DE SAC AND VERY CLOSE TO THE TOWN CENTRE. BENEFITTING FROM A KITCHEN WITH DINING AREA AN ADDITIONAL GROUND FLOOR LIVING SPACE AND MAIN BEDROOM WITH ENSUITE.



Upstairs the feeling of light space continues with 4 bedrooms, the main with an ensuite, and a well finished family bathroom with bath and shower over.

OUTSIDE

To the front of the property there is an attractive low level brick wall protecting the front and a covered porch into the house. A side gate gives access to the rear garden which offers a substantial patio from the rear of the house to a long level lawn.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

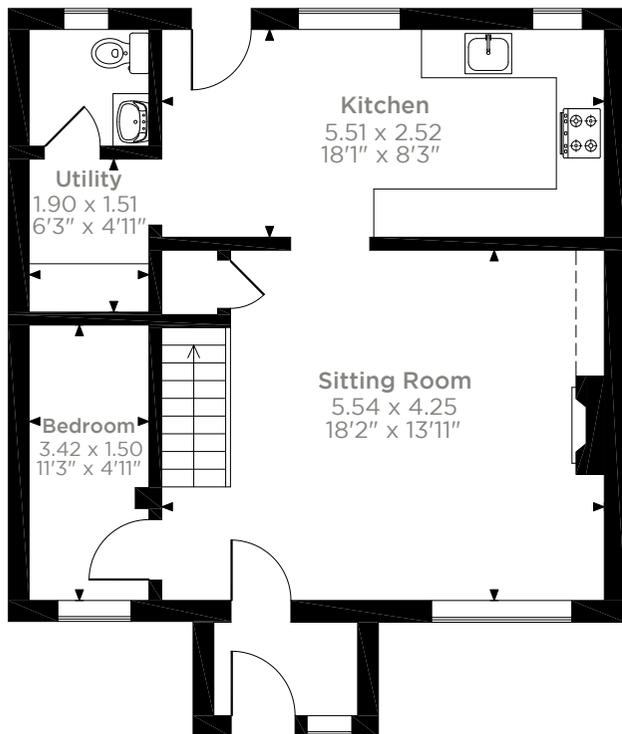
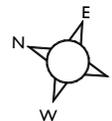
Council Tax: Band C

Viewing: By prior appointment through the Newbury office 01635 263010

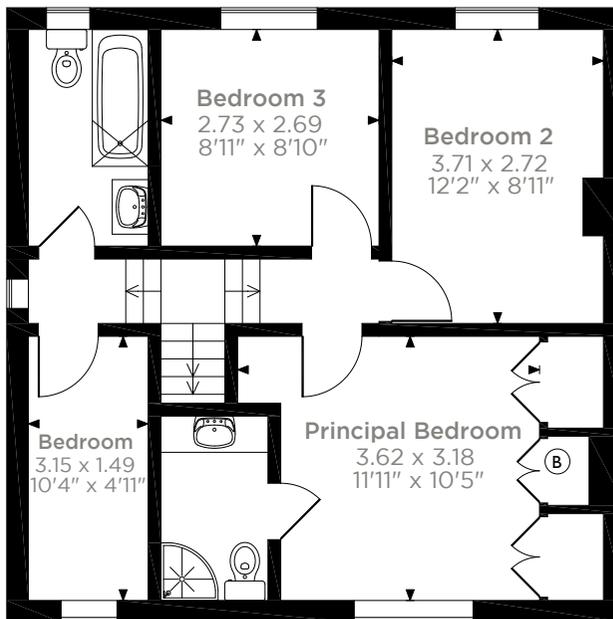
Directions: Please use postcode RG14 5NU



6, Green Lane, Newbury
 Approximate Gross Internal Area
 105 Sq M/1130 Sq Ft



Ground Floor



First Floor

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.