



**18 SPEEN LODGE COURT**  
Guide Price £400,000

**Carter Jonas**



## 18 SPEEN LODGE COURT SPEEN NEWBURY RG14 1QS

- Newbury town centre, Waitrose, recreational facilities and mainline station all within walking distance
- A34 1 mile
- M4 (J13) 4 miles
- Mainline trains from Newbury to London Paddington in 40 minutes

Entrance hall · impressive sitting/dining room with fireplace · well-equipped fitted kitchen · conservatory · WC cloakroom · 3 bedrooms all with wardrobe space · family bathroom with separate shower · garage · double-glazing · quiet location in a residential cul-de-sac · well-tended gardens · Energy Rating C

### SITUATION

18 Speen Lodge Court enjoys a quiet location not far from Newbury town centre and is located just off Speen Lane which is one of the town's most prestigious addresses. 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).

**AVAILABLE CHAIN FREE IS THIS ATTRACTIVE AND VERY WELL PRESENTED 3 BEDROOM HOUSE IN A FANTASTIC LOCATION ON A QUIET CUL-DE-SAC IN A PRIME AREA OF NEWBURY, CLOSE TO FACILITIES. THE PROPERTY BENEFITS FROM A LOVELY GARDEN DOUBLE GLAZING AND INTEGRAL GARAGE.**



## DESCRIPTION

18 Speen Lodge Court is a beautifully presented 3 bedroom terraced house which offers spacious accommodation with the entrance hall giving access to a large lounge with fireplace and dining room. Off this room there is a well equipped fitted kitchen with a range of wall and base units and the conservatory with double doors to the garden and a WC cloakroom. Upstairs there are 3 bedrooms all with built in wardrobes a family bathroom and separate shower cubicle.

## OUTSIDE

There is an attractive lawned front garden with blocked paved drive leading to the front door and garage. The rear garden is fully enclosed and primarily laid to lawn with raised beds to the borders.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas fired central heating

**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band D

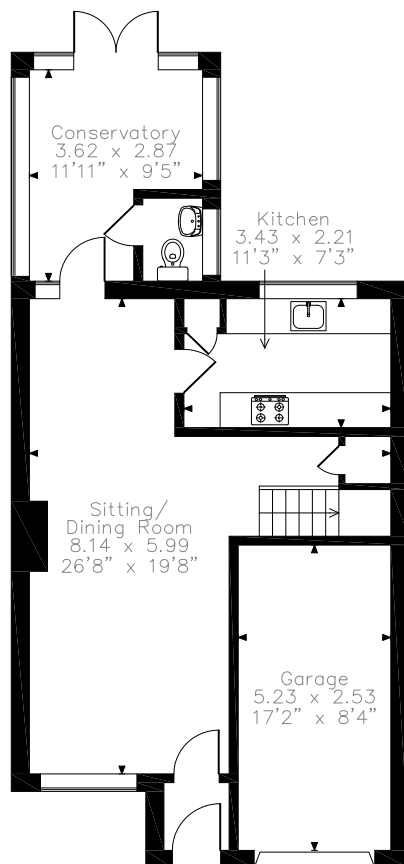
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG14 1QS

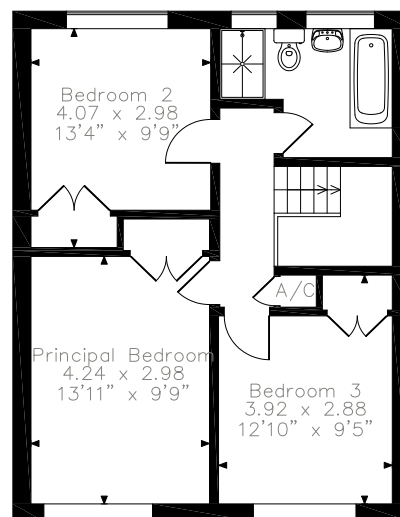




18 Speen Lodge Court, Speen, Newbury  
 Approximate Gross Internal Area  
 Main House = 100 Sq M/1076 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 113 Sq M/1216 Sq Ft

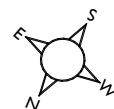


Ground Floor



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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.