



105 Dene Way Donnington Newbury Berkshire RG14 2JN

# 105 Dene Way Donnington Newbury Berkshire RG14 2JN

**Price Guide £449,950 Freehold**

**A spacious 1950's semi detached home located on the northern edge of Newbury presented in immaculate condition.**

**The property has been tastefully renovated with family size accommodation comprising Entrance Hall and Cloakroom, Living Room, Newly Fitted Kitchen/Dining Room, Utility Room and Conservatory. To the first floor there are three very good size bedrooms and a superb family bathroom, outside there is a larger than average garden, Detached Garage with excellent driveway parking in front, UPVC double glazed windows and gas fired radiator central heating. Easy access to A34 & M4 connections. A few minutes walk of both primary and secondary schools.**

**Internal viewing is highly recommended**

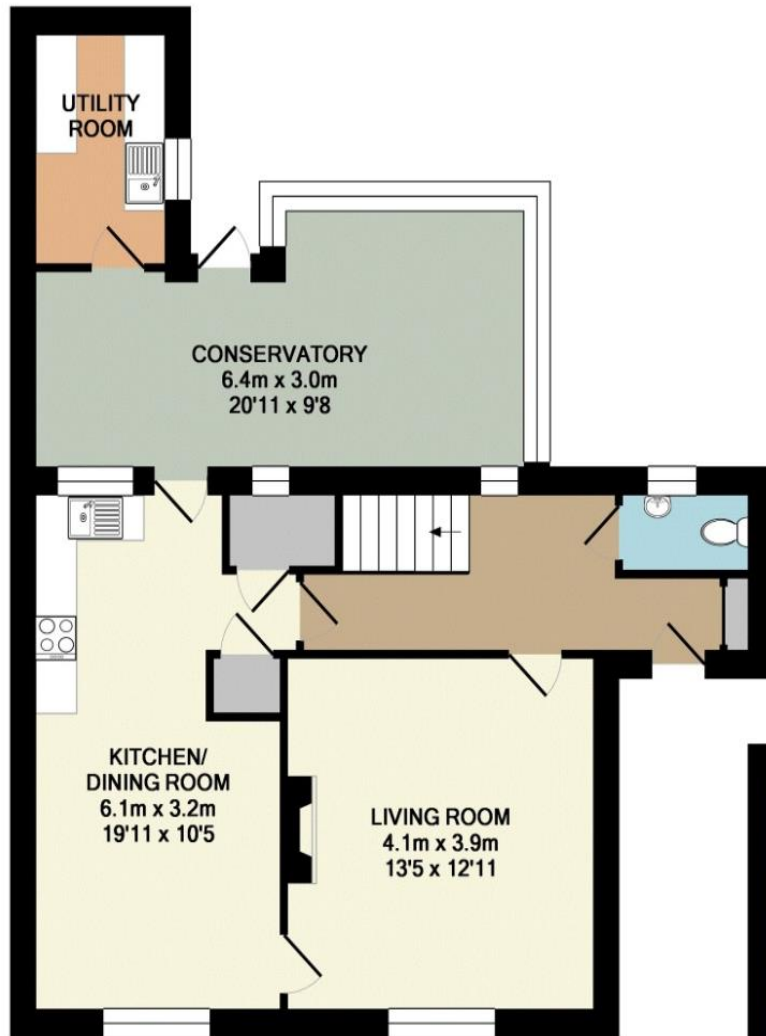
## **Directions**

**From our office in Newbury, take Oxford Street up and past Waitrose. Take the second exit from the roundabout into Oxford Road and head towards Donnington, passing straight over the mini-roundabout. Shortly over the bridge, turn right into Love Lane and then right into Northern Avenue. Take the first left into Dene Way and follow the road as it bears right. Number 105 will be found on the left hand side.**



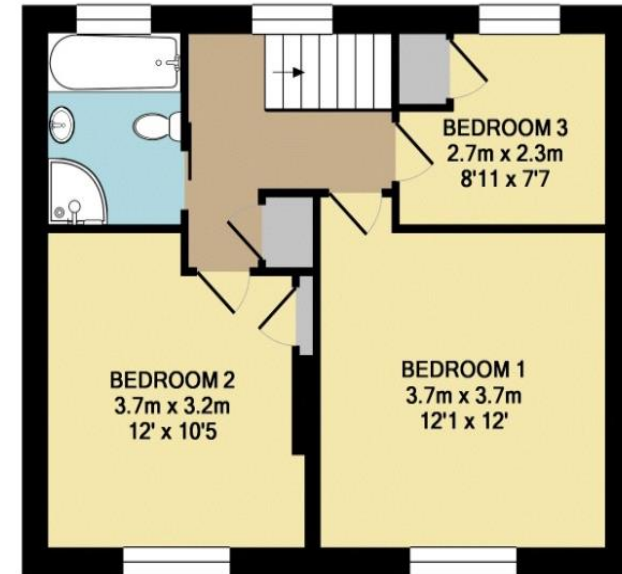
**Council Tax Band: C £1810.36 pa**  
**Nearest Bus stop: Love Lane 0.2 km**  
**Nearest Train station Newbury 1.7 km**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		



GROUND FLOOR  
APPROX. FLOOR  
AREA 70.4 SQ.M.  
(757 SQ.FT.)

TOTAL APPROX. FLOOR AREA 126.8 SQ.M. (1363 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. No unauthorised use permitted.  
 Produced for Halletts Estate Agents.



FIRST FLOOR  
APPROX. FLOOR  
AREA 43.9 SQ.M.  
(472 SQ.FT.)

**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract**

