





2 Edgecombe Lane

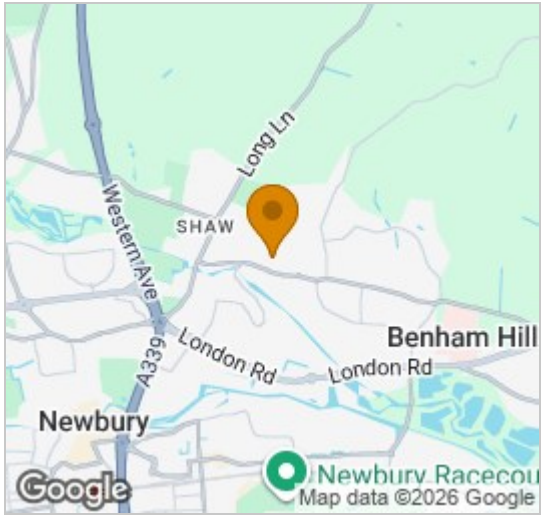
Newbury, Berkshire, RG14 2HJ

£1,395 PCM

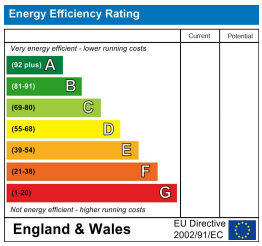
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Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.

- Driveway Parking Available



A delightful terraced cottage set in a quiet no through access lane. Presented to a high standard throughout, retaining much character and charm of a cottage this property provides easy access to the town centre, A339 and is just a short distance from Trinity School and Vodafone HQ.

Accommodation comprises Living room with feature gas fire place and stairs to first floor, spacious and light kitchen/breakfast room with useful utility room off. Enclosed private rear courtyard laid to gravel with back gate access to the residents parking area. Brick built outhouse.

Upstairs a small landing leads to two good sized bedrooms, master with a fitted wardrobe and a modern bathroom with shower over bath.

EPC: Band D.
COUNCIL TAX: Band B = £1,985.15 for 2026/27
ENERGY: Mains electric - Gas central heating.
INTERNET & MOBILE: Further information on availability and speeds can be found at checker.ofcom.org.uk.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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