

6 Lipscombe Close, Newbury, Berkshire, RG14 5JW

Freehold

Guide Price **£375,000**

jones robinson

SIMUL MOVERE



Enjoy the best of town centre living in this well-presented home, offering three double bedrooms, driveway parking, an integral garage and a southerly aspect garden. Offered with no onward chain, the property combines modern, ready-to-move-into accommodation with easy access to local amenities and the railway station.

- Town centre living
- No onward chain
- Three double bedrooms
- Modern interiors
- Driveway parking and integral garage
- St Bartholomew's School catchment
- Southerly garden
- Bright living space
- Quiet yet convenient location
- Move in ready

SITUATION

As well as being home to Newbury Racecourse, the town itself offers a comprehensive range of shopping, leisure and educational facilities, as well as the award-winning Victoria Park which has excellent visitor facilities, and much historical interest nearby, at Donnington Castle and Highclere Castle (of Downton Abbey fame). There are plenty of stunning walking and cycling trails, including the tow path along the Kennet & Avon Canal which passes directly through the town centre. Newbury is the headquarters of Vodafone UK and offers a railway station on the direct line to London Paddington (fast train to Paddington has an approx. travel time of 41 minutes). There are also excellent road links via the A34 and M4 motorway, a convenient commute for those working in Reading, Oxford and Southampton.

DESCRIPTION

This attractive, modern home offers a practical and comfortable setting for everyday life, ideally suited to buyers looking for space, convenience and a property that is ready to enjoy from day one. Its town centre location places everyday amenities within easy reach, while the well-maintained presentation throughout creates a welcoming feel that can be immediately lived in. With no onward chain, the purchase may also appeal to those looking for a more straightforward move.

The ground floor provides a welcoming lounge/dining room, offering a comfortable space to relax, alongside a modern kitchen with contemporary cabinetry and work surfaces. The layout makes good use of the available space, creating a home that feels both functional and inviting. The kitchen provides a practical setting for everyday cooking, while the living accommodation offers flexibility for quiet evenings or spending time with family and friends. Upstairs, there are three double bedrooms, providing valuable flexibility for a growing family, visiting guests or those needing a dedicated home office. The rooms offer versatile accommodation to suit changing needs, while the bathroom is presented in a modern style, complementing the property's overall condition. The combination of three genuine double bedrooms and a well-presented interior makes this a particularly practical choice for buyers seeking comfortable, long-term living.











OUTSIDE

The southerly aspect garden provides an appealing space to enjoy the sunshine, whether relaxing outdoors, entertaining or making the most of warmer days. Driveway parking adds everyday convenience, while the integral garage offers useful storage or potential for additional practical uses, subject to requirements. With the town centre and railway station easily accessible, this home offers an appealing balance of outdoor space, off-road parking and convenient connections for commuting and day-to-day life.

SERVICES & MATERIAL INFORMATION

All mains services are connected and the property operates on electric central heating.
EPC rating: E
Council tax band: D

What3words: flying.tame.sulk



6 Lipscombe Close



Total Area: 89.4 m² ... 962 ft²

All measurements are approximate and for display purposes only

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