



## Bath Road, Speen, Newbury, Berkshire, RG14 1RA

Guide Price £305,000 *Freehold*



For Sale by Modern Method Auction.

A two bedroom semi-detached cottage located just over a mile from Newbury town centre. The spacious accommodation has many period features and character. To the ground floor is a well-proportioned living room with an open plan study area tucked away in the corner, a separate dining room, spacious kitchen, lobby area with a cloakroom and access to the rear patio, driveway and enclosed garden. Upstairs are two generous double bedrooms and a modern bathroom. Additional benefits include gas central heating and upvc windows. This a fantastic opportunity to create a fabulous home with character and space in this sought after setting.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

### KEY FEATURES

- For Sale by Modern Method of Auction T & C's Apply
- Rare opportunity to renovate a semi-detached cottage
- Two bedrooms, Two reception rooms
- Kitchen and downstairs cloakroom
- Modern upstairs bathroom
- Private garden, patio & driveway



### Newbury

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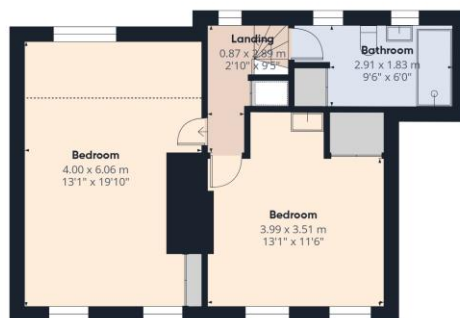


## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC rating:** D



Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**99.6 m<sup>2</sup>1071 ft<sup>2</sup>**Reduced headroom**5.5 m<sup>2</sup>59 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

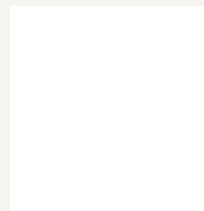
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below


<https://www.winkworth.co.uk/sale/property/NEB250315>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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