



# GROVELAND ROAD, SPEEN, NEWBURY

Extended, well-presented 4 bedroom family house in the sought after Speen area of Newbury.

- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTIONS
- GARAGE
- GARDEN

Situated on a quiet road within easy reach of the town centre, local schools, communication links and countryside walks.

Covered porch leading to the entrance hall, sitting room to the front opening onto the dining area with doors to the garden. Modern equipped kitchen with a range of appliances. Utility room with door to the garden and cloakroom. The ground floor principal suite benefits from a vaulted ceiling and ensuite shower room

Three further bedrooms to the first floor (2 with inbuilt storage) and a family bathroom with bath (and shower over).

Sunny enclosed rear garden with shed storage, integral garage to the front and driveway parking.

Gas central heating, mains electricity, water and mains drainage.

EPC Rating D. Council Tax Band D ([westberks.gov.uk](http://westberks.gov.uk) for current cost)

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

At a rent of £1900 per calendar month:

1 weeks holding deposit £438.00.

5 weeks security deposit £2192.00



## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band D

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



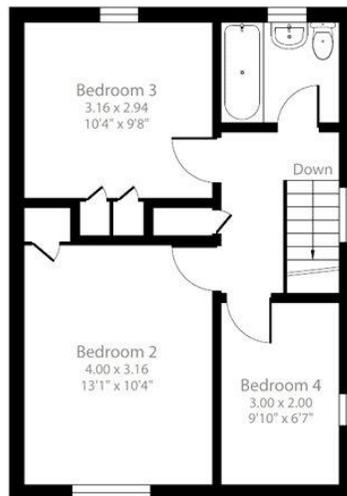
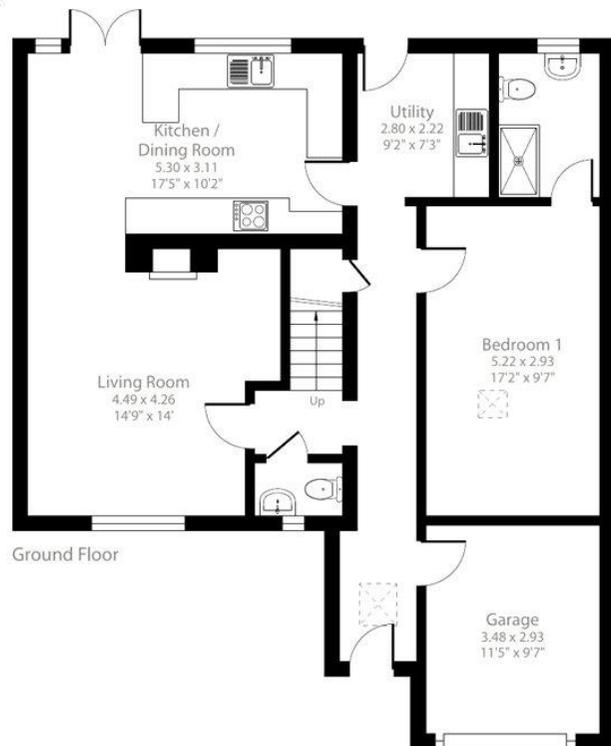
## Groveland Road, Newbury, RG14

Approximate Area = 1271 sq ft / 118.1 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 1381 sq ft / 128.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1304947

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Classification L2 - Business Data

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