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TRUSTED SINCE 1988

9 Aintree Close  
Newbury RG14 7TX

£339,950



FOR SALE  
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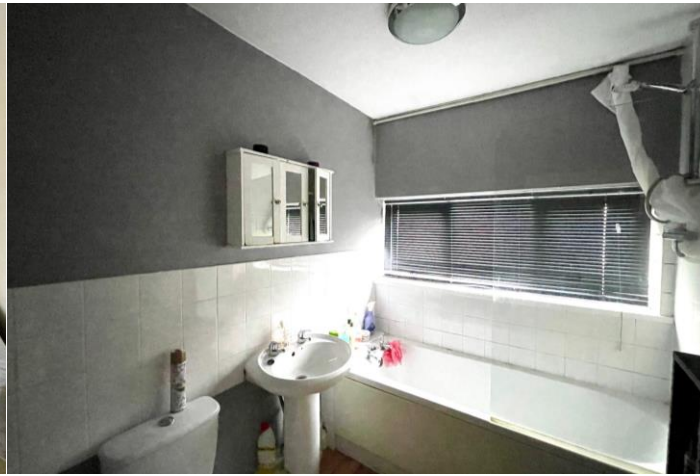


## Three Double Bedroom House

### Features.

- NO ONWARD CHAIN
- Well presented
- Three double bedrooms
- Cloakroom
- Living/dining room
- Garage in a nearby block
- Enclosed rear garden with side access
- Walk to town centre, rail station, Stroud Green, racecourse



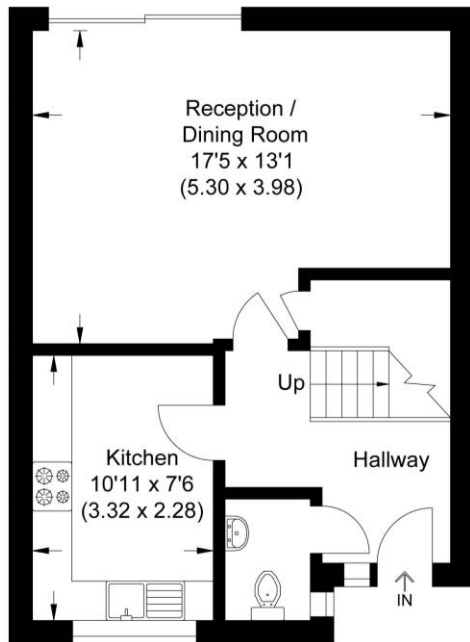


**Description.**

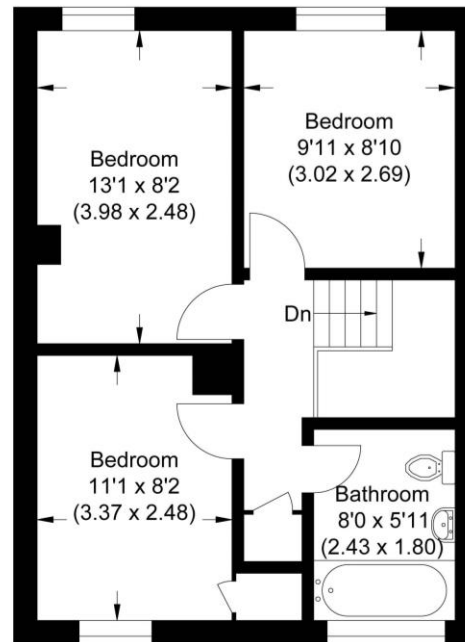
NO ONWARD CHAIN. Located at the end of a cul-de-sac, is this three double bedroom home with garage in a nearby block. The property is within an easy walk of the town centre, rail station, Stroud Green and the racecourse.

The accommodation consists of kitchen, living/dining room, cloakroom, master bedroom, two further double bedrooms and family bathroom. Benefits include upvc double glazing, enclosed rear garden with side access and gas fired central heating.

Approximate Gross Internal Area  
78.50 sq m / 844.96 sq ft



Ground Floor



First Floor

**Location.**

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington and the West Country, and excellent access to the M4/A34 junction.

Illustration for identification purposes only, measurements are approximate, not to scale.



### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: C**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

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