



D
DOWNER & CO

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2 Forest Glade
Newbury RG14 7XP

£450,000



Three Double Bedroom, Three Storey Townhouse On The Racecourse Development

Features.

- NO ONWARD CHAIN
- Racecourse development
- Three storey townhouse
- First floor living room with balcony/terrace
- Open plan kitchen/dining room
- Ground floor cloakroom
- Master bedroom en-suite
- Two further double bedrooms
- Garage with driveway parking
- Low maintenance garden to rear





Description.

No Onward Chain. A three double bedroom, three storey townhouse located on The Racecourse development overlooking green space to the front.

Presented in immaculate order throughout, the accommodation includes entrance hall, cloakroom, open plan kitchen/dining room with french doors to the garden on the ground floor, living room with french doors to balcony, bathroom and double bedroom on the first floor and master bedroom en-suite, with further double bedroom and bathroom on the top floor. Outside offers a low maintenance rear garden, integral single garage and block paved driveway parking.

Approximate Gross Internal Area
 120.52 sq m / 1297.26 sq ft
 (Excludes Garage)
 Garage Area : 17.65 sq m / 189.98 sq ft

Location.

This enviable location is within easy walking distance of Nuffield Health Gym and the train station at the racecourse. There are fabulous walks on the doorstep around the racecourse and the surrounding countryside up towards Greenham Common.

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, the City of London and the West Country, and excellent access to the M4/A34 junction.

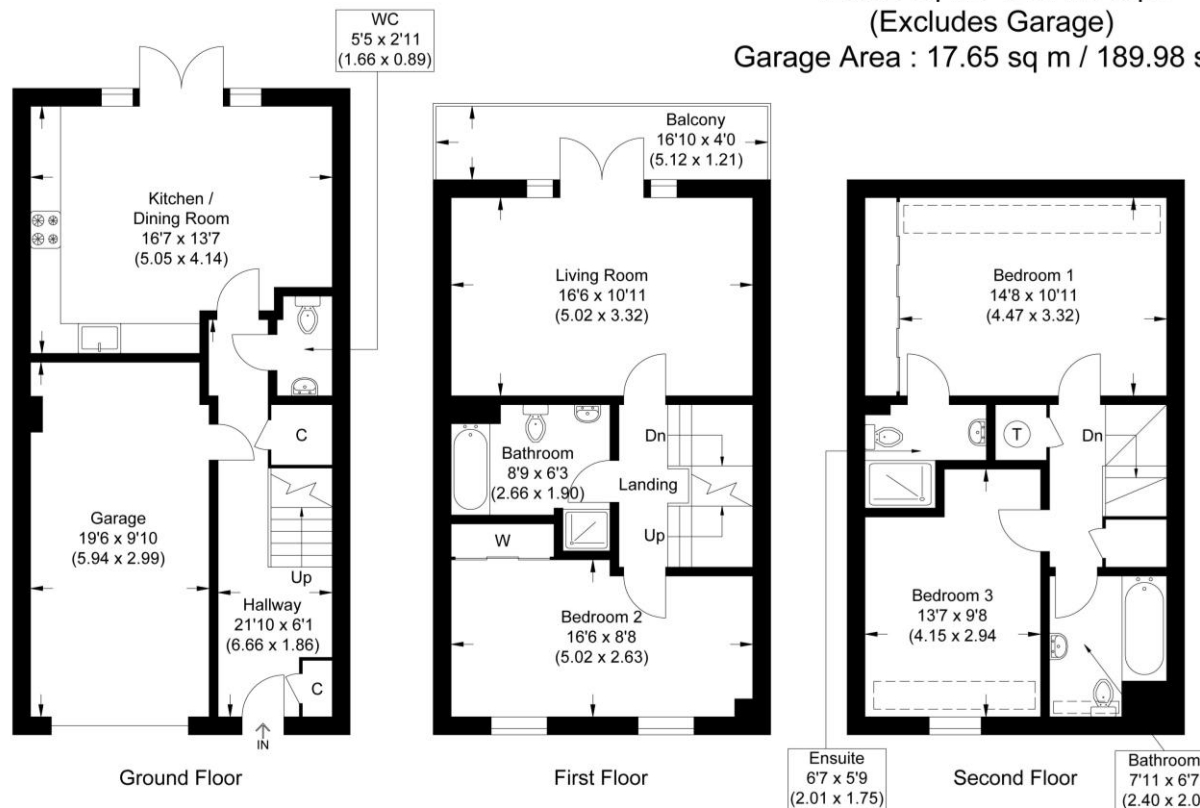


Illustration for identification purposes only, measurements are approximate, not to scale.



EPC: B

COUNCIL TAX BAND: D

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

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.

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