





## 18a Fetlock Drive, Newbury, RG14 7WR

Guide Price £350,000

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- Coach House
- Freehold tenure
- Kitchen with fitted appliances
- Walk to town centre and rail station
- Immaculately presented
- Open plan living
- Living/dining room
- Garage and driveway parking
- NHBC guarantee remaining
- Racecourse development



Impressive two double bedroom open-plan coach house, designed for modern living, ideally situated on the Racecourse development and within walking distance of the town centre and rail station.

The accommodation comprises own self-contained front door and hall to the ground floor, spacious light and airy living/dining area with feature Juliette balcony, kitchen with integrated appliances, two double bedrooms and family bathroom to the first floor. Benefits include garage with storage cupboard, freehold tenure, NHBC guarantee remaining, driveway parking and gas central heating. Viewings highly recommended.

Service Charge: approx £175 per annum for Estate maintenance







Approximate Gross Internal Area  
69.34 sq m / 746.37 sq ft  
(Excludes Garage)  
Garage Area 21.74 sq m / 234.0 sq ft

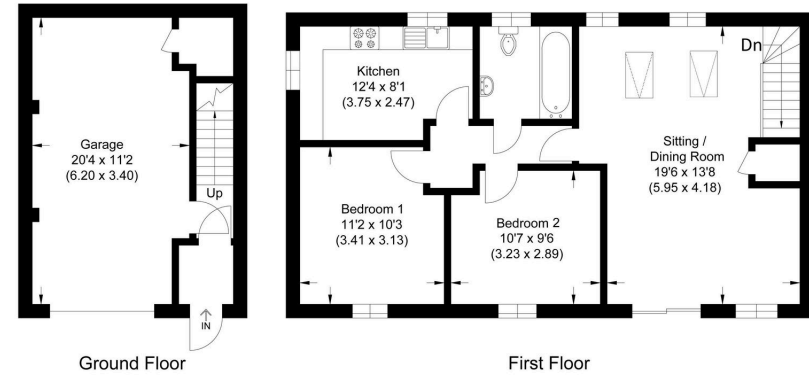
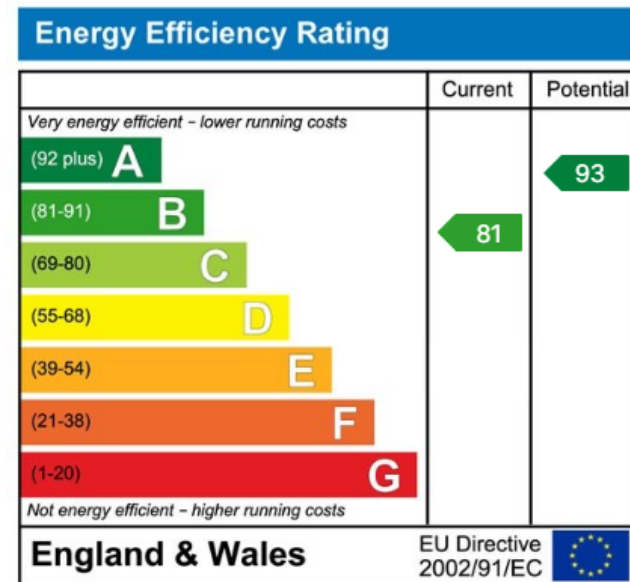


Illustration for identification purposes only, measurements are approximate, not to scale.



☎ 01635 523777 (Sales)

☎ 01635 523880 (Lettings)

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