



DOWNER & CO

TRUSTED SINCE 1988

18a Fetlock Drive, Newbury RG14 7WR
Price: £335,000

Features.



Description.

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 railway station.

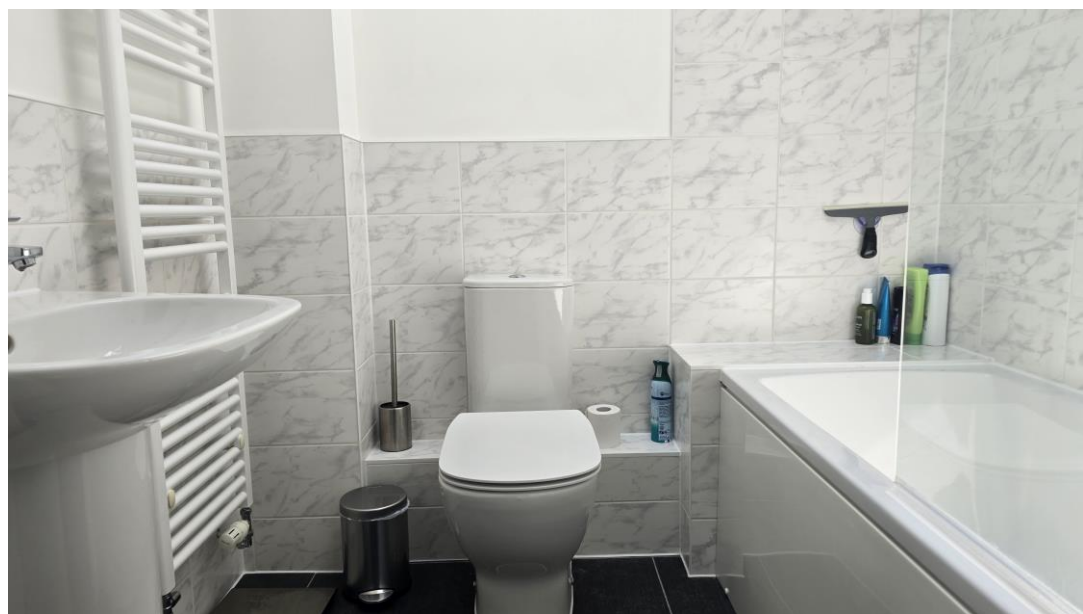
The accommodation comprises own self-contained front door and hall to the ground floor, spacious light and airy living/dining area with feature Juliet balcony, kitchen with integrated appliances, two double bedrooms and family bathroom to the first floor. Benefits include garage with storage cupboard,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

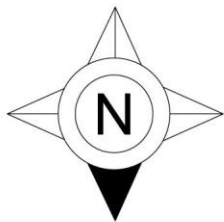
Service Charge: Approx. £175 per annum for Estate maintenance.



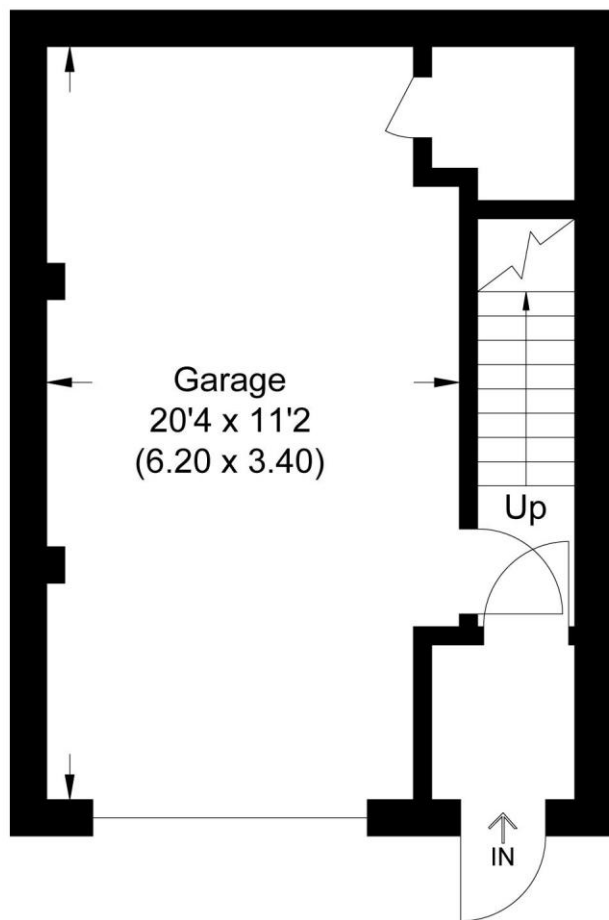
Location.

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. Newbury also has a mainline train station with services direct to Reading and London Paddington.

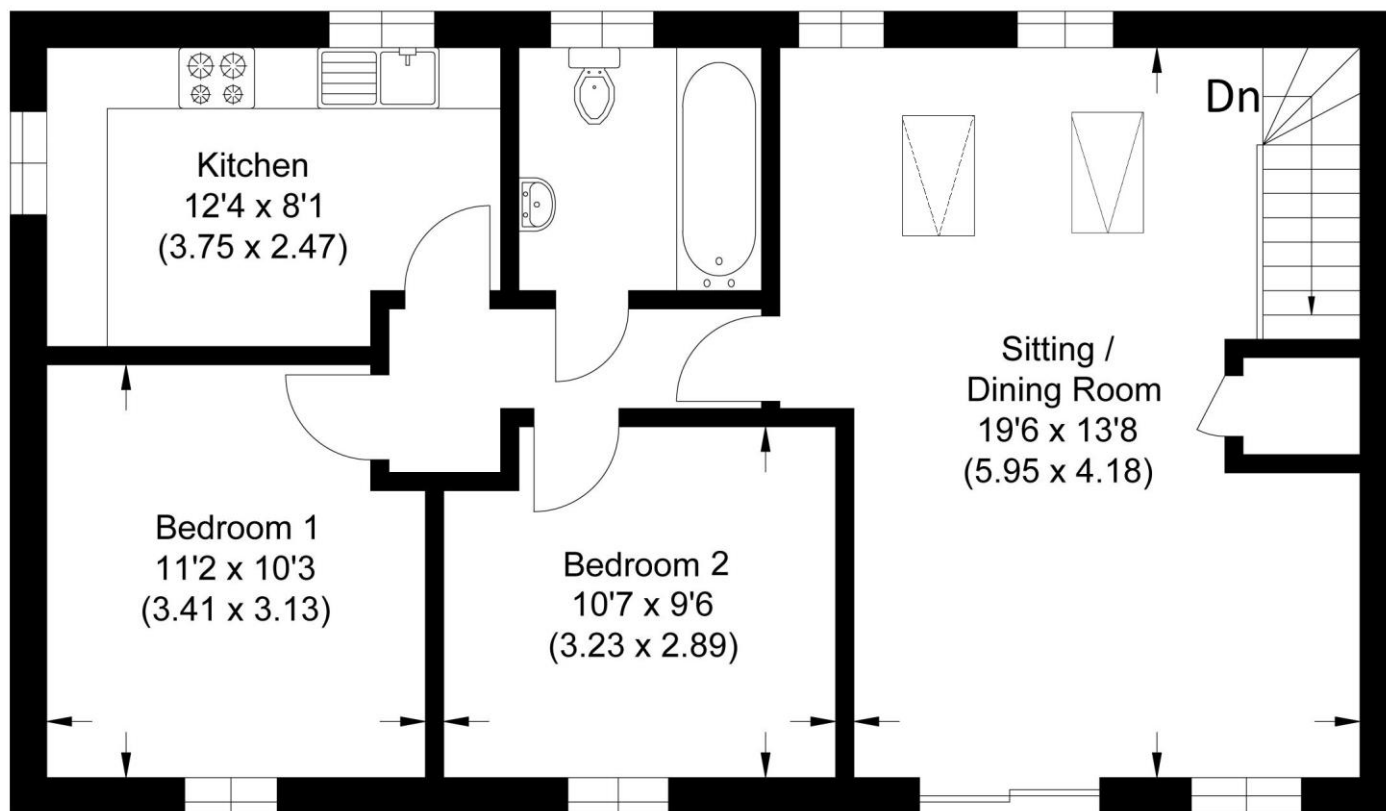




Approximate Gross Internal Area
69.34 sq m / 746.37 sq ft
(Excludes Garage)
Garage Area 21.74 sq m / 234.0 sq ft

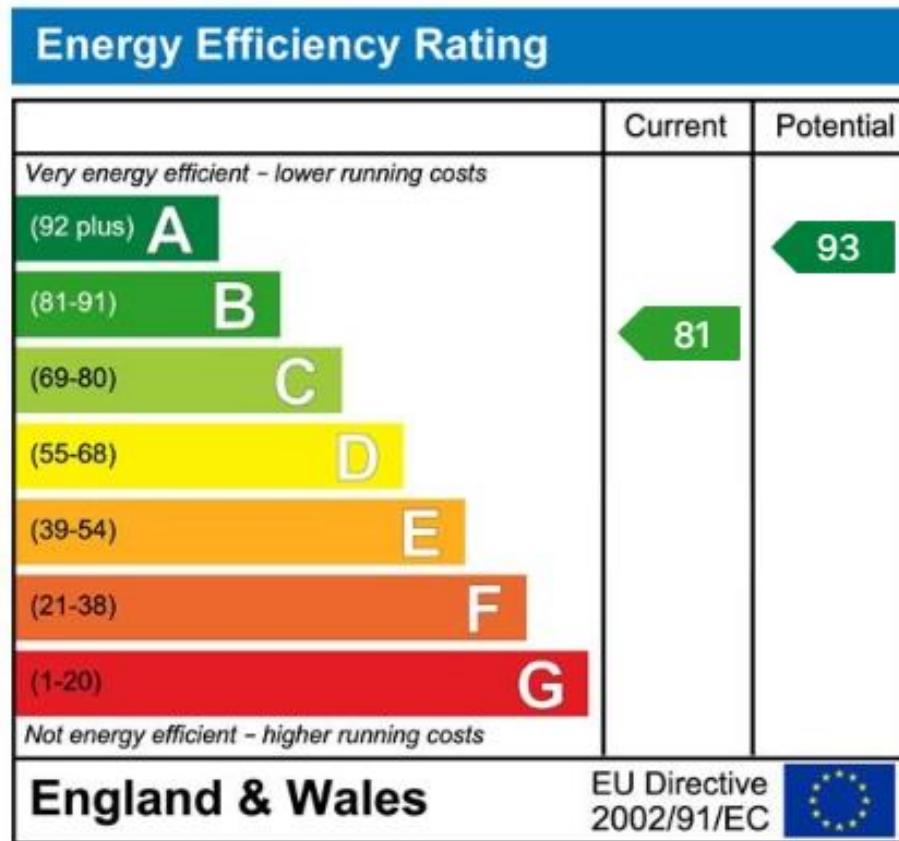


Ground Floor



First Floor

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: B

COUNCIL TAX BAND: C
2025/2026: £2,156.19.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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

Downer & Co Estate Agents
 44 Cheap Street
 Newbury
 Berkshire
 RG14 5BX

01635 523777

www.downer.co.uk