

# HILLIER & WILSON



Claremont Crescent, Newbury, RG14 2FE



## Claremont Crescent Newbury

A well-presented four bedroom town house located on the north east of Newbury in the popular Riverside Gardens development. The property offers good sized living accommodation and benefits from gas central heating, uPVC double glazing, off road parking and garage with roof storage. The ground floor comprises entrance hall, cloakroom, sitting room and kitchen/breakfast room with doors out onto the garden. The first floor has a principal bedroom with en-suite shower room and built-in wardrobes, and a further double bedroom. The top floor offers two double bedrooms and a family bathroom. Externally there is a low maintenance rear garden with a raised decked area and a patio seating area, whilst there is also access to the garage. To the front of the property there is off road parking via driveway. Claremont Crescent is ideally located with both Newbury and Thatcham town centres nearby, both of which have mainline railway stations with direct lines to Reading and London Paddington. Road communications are excellent with the A4, A34 and M4 and M3 motorways close by. Newbury and Thatcham also have a wide range of shops, banks, restaurants and supermarkets.







- FOUR BEDROOM FAMILY HOME
- LOCATED ON THE POPULAR RIVERSIDE DEVELOPMENT
- SPACIOUS ACCOMODATION OVER THREE FLOORS
  - WELL-PRESENTED THROUGHOUT
- CLOSE TO BOTH NEWBURY AND THATCHAM
  - OFF ROAD PARKING AND GARAGE

Services:

Mains services are connected

EPC: Rating C

Full results can be sent on request

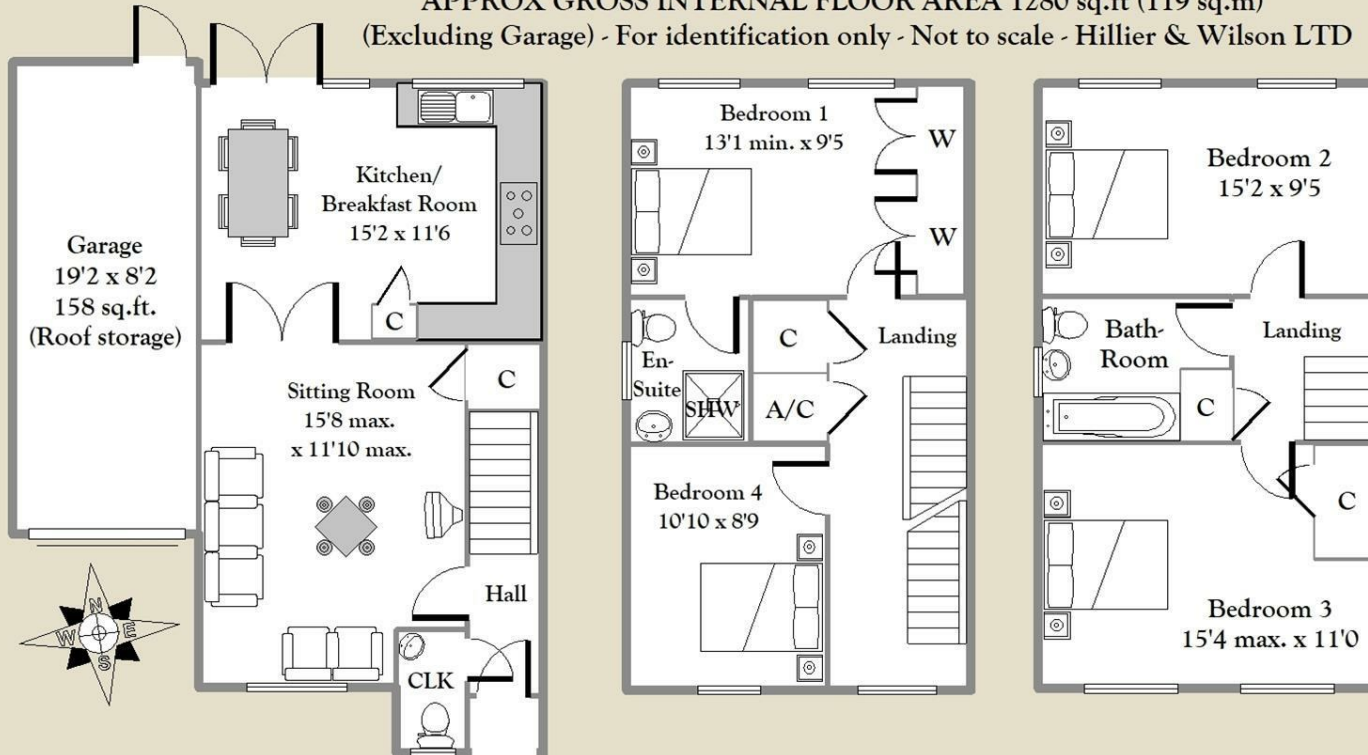
Council Tax: Band E





# Claremont Crescent, Newbury

APPROX GROSS INTERNAL FLOOR AREA 1280 sq.ft (119 sq.m)  
(Excluding Garage) - For identification only - Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.