

# HILLIER & WILSON



Racecourse Road, Newbury, RG14 7GA



## Racecourse Road Newbury

**\*\*NO ONWARD CHAIN\*\*** A five bedroom, three storey town house built by David Wilson Homes located on the prestigious Racecourse development close to Newbury town centre. The property offers spacious living accommodation whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, sitting room and modern kitchen/breakfast room with bi-folding doors onto the garden. On the first floor there are two double bedrooms with en-suite shower rooms and ample fitted wardrobes. On the top floor there are two further double bedrooms, an additional bedroom and a family bathroom. Externally there is a westerly facing rear garden which is full patio with shrubs and plants, along with access to the garage and off road parking behind gates. Racecourse Road sits beside Stroud Green and is conveniently located within walking distance of the town centre and mainline railway station whilst Newbury Racecourse itself is just a stone's throw of the house.







- FIVE BEDROOM TOWN HOUSE
- EXECUTIVE RACECOURSE DEVELOPMENT
- SPACIOUS LIVING ACCOMODATION
- KITCHEN/BREAKFAST ROOM WITH BI-FOLDING DOORS
- OFF ROAD PARKING & GARAGE TO REAR
- NO ONWARD CHAIN

Services:

Mains services are connected  
(Service charge applies)

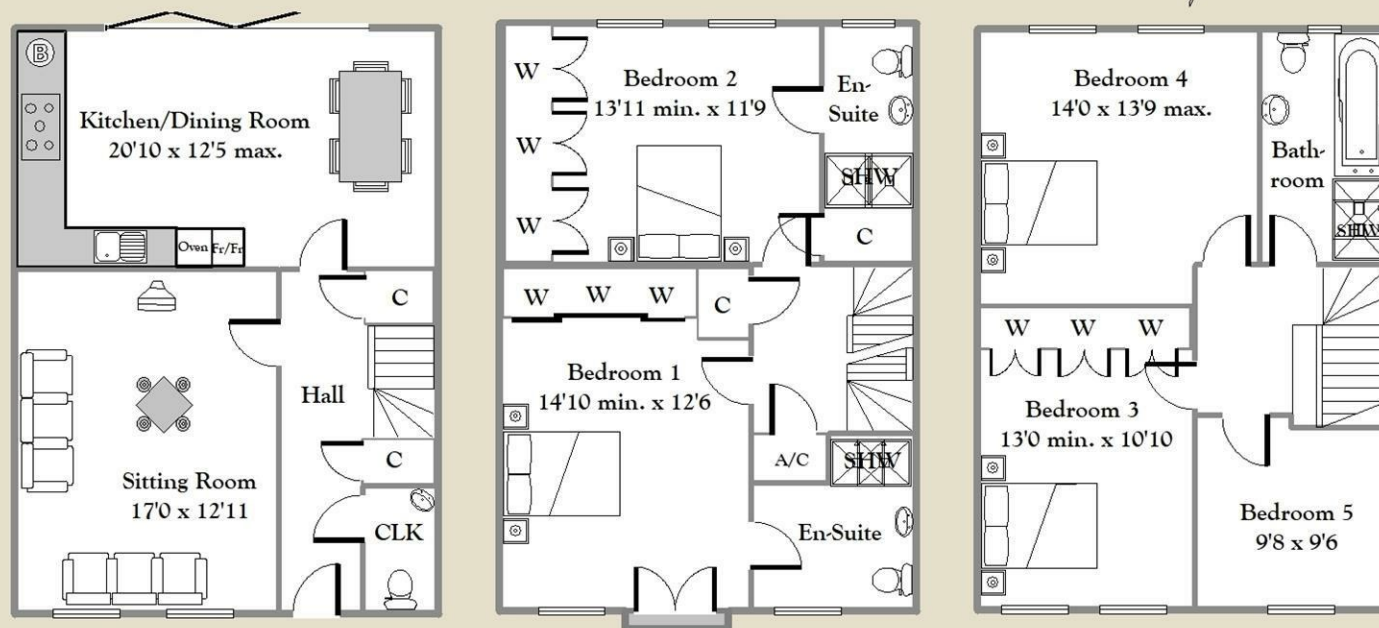
EPC: Rating B  
Full results can be sent on request

Council Tax: Band F





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APPROX GROSS INTERNAL FLOOR AREA 1832 sq.ft (170 sq.m)  
For identification only - Not to scale - Hillier & Wilson LTD

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Summer Garden



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.

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