



43 Marston Drive Newbury Berkshire RG14 2SQ



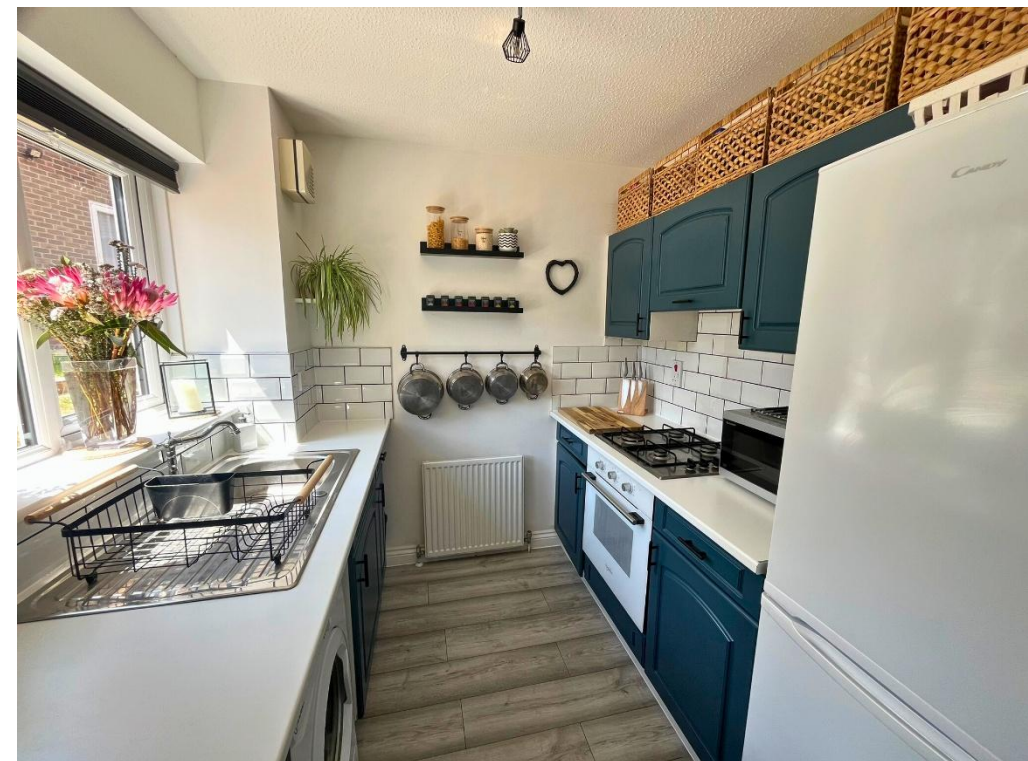
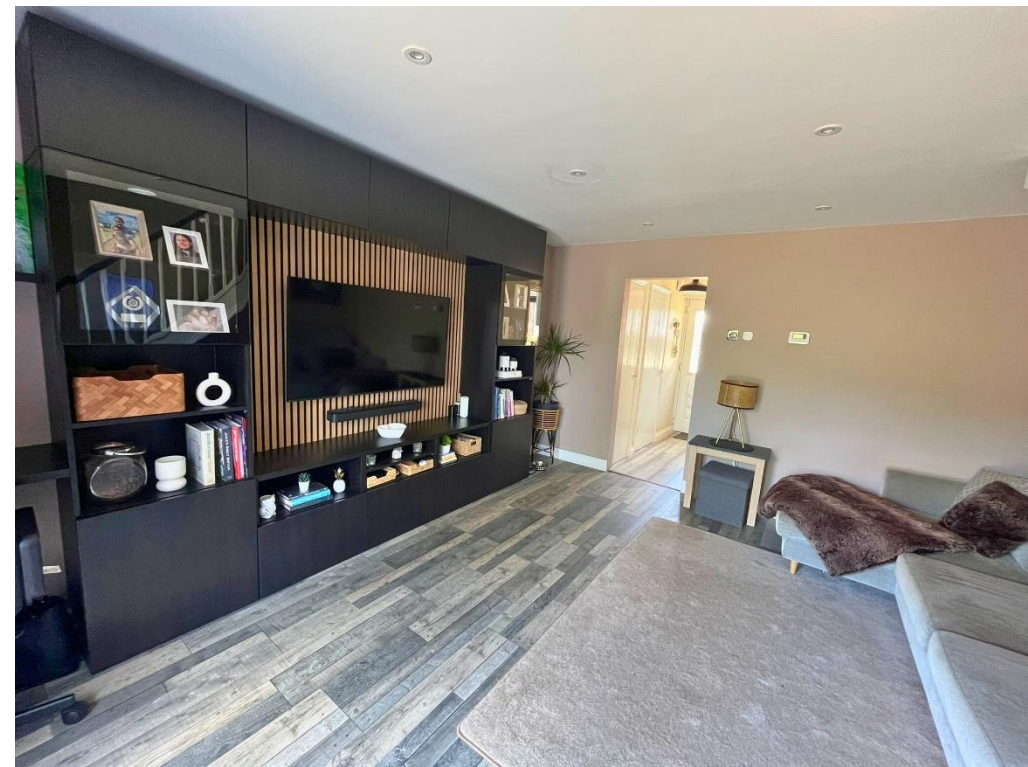
# **43 Marston Drive Newbury Berkshire RG14 2SQ**

**Price Guide £315,000 Freehold**

An attractive and well-presented two-bedroom semi-detached house within a small cul-de-sac on the much-sought-after Manor Park development. Easy walking distance to Newbury town centre, West Berkshire Hospital, Newbury business park and main line railway station. On the doorstep of open countryside with many walks close by. Comprising Entrance Hall, Cloakroom, Living /Dining Room, overlooking the Garden, Kitchen, Two Bedrooms, Family Bathroom, Ample driveway parking and Detached Garage. Private and non-overlooked Gardens. Gas Radiator Central Heating and UPVC Double Glazing.

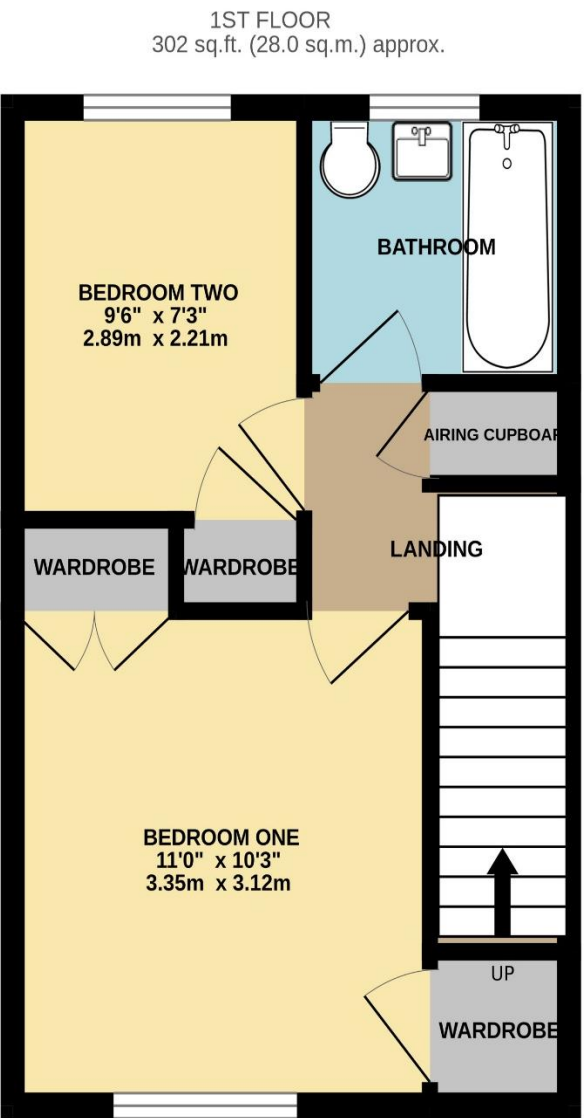
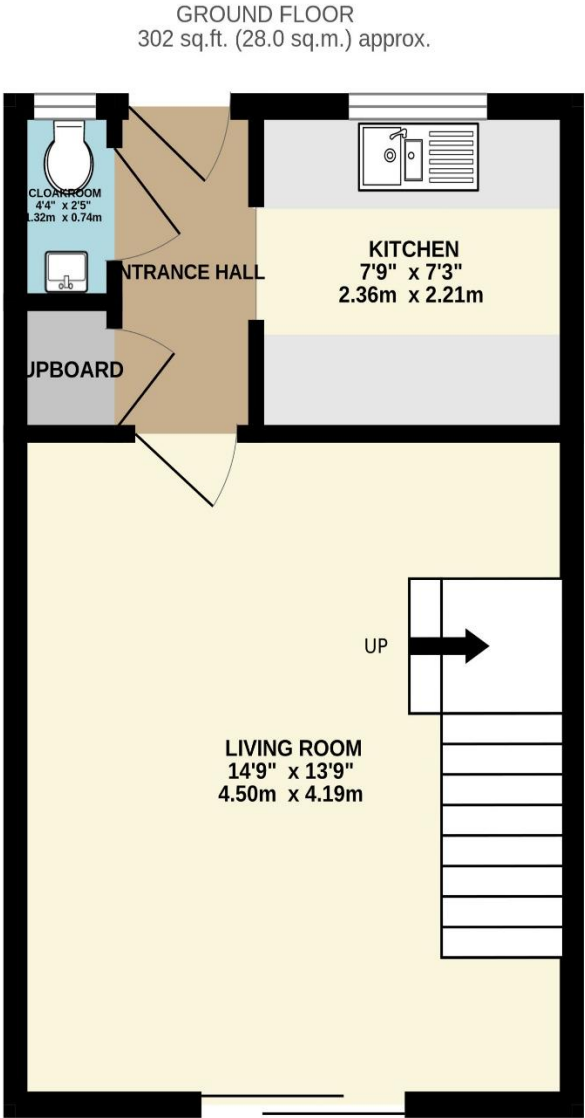
**Offered with the Chain Complete  
Internal Viewing is Highly Recommended.**

Directions: From the Robin Hood roundabout, take the turning to Thatcham, signposted A4. Proceed along this road through the first set of main traffic lights. Proceed over a second roundabout and at the next set of traffic lights turn left into Fir Tree Lane. At the top of the road, turn right at the mini roundabout, then immediately left into Waller Drive. Take the fourth turning left onto Marston Drive. Proceed to the top of the road bearing right, and the property will be found in front of you.



Council Tax Band: C      £2075.91 pa  
Nearest Bus stop: Waller Drive 0.1 km  
Nearest Train station: Newbury 2.2 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(**



