

8 Fontwell Road,
Newbury, Berkshire, RG14 7TS



A recently refurbished three bedroom house with garage and driveway parking situated within walking distance of Newbury town centre.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

www.nyeandco.co.uk

Entrance porch | Kitchen | Large living/dining room | Three doubled bedrooms with fitted wardrobes
Newly fitted bathroom with shower over bath | Additional cloakroom upstairs | Gas central heating | Double glazing
Garage | Front garden and driveway parking | Side access to rear garden with lawn and flowerbeds | Sold with no onward chain

Guide Price £375,000

SITUATION

The property is conveniently situated in the Racecourse development, close to Stroud Green. The property is within walking distance of Newbury town centre with many amenities including shops, cafes, pubs, restaurants and cinema. The railway station has mainline trains to Paddington station. Oxford, Swindon and Reading are all within commutable distance with access to London via the nearby M4. The area also boasts an excellent selection of both state and independent schools.

DESCRIPTION

The property has recently undergone refurbishment including a new bathroom, decoration throughout and new carpets. Accommodation comprises entrance porch, large living/dining room with feature fireplace

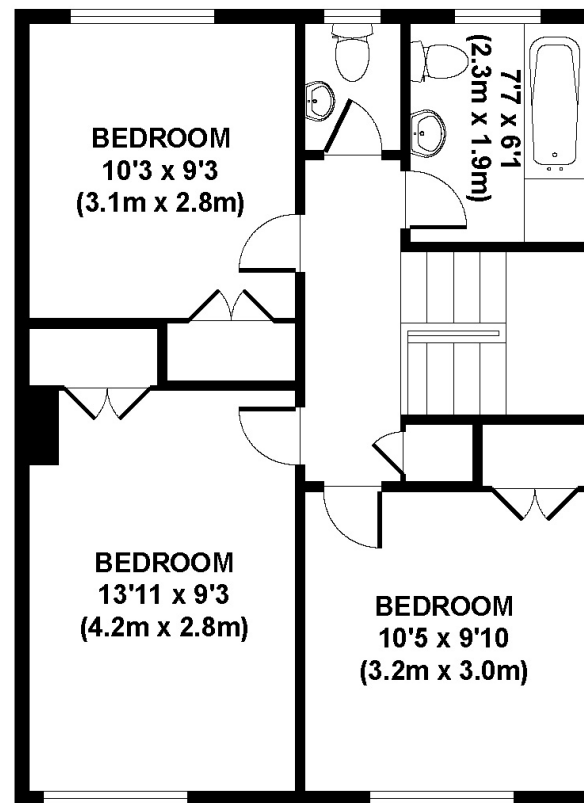
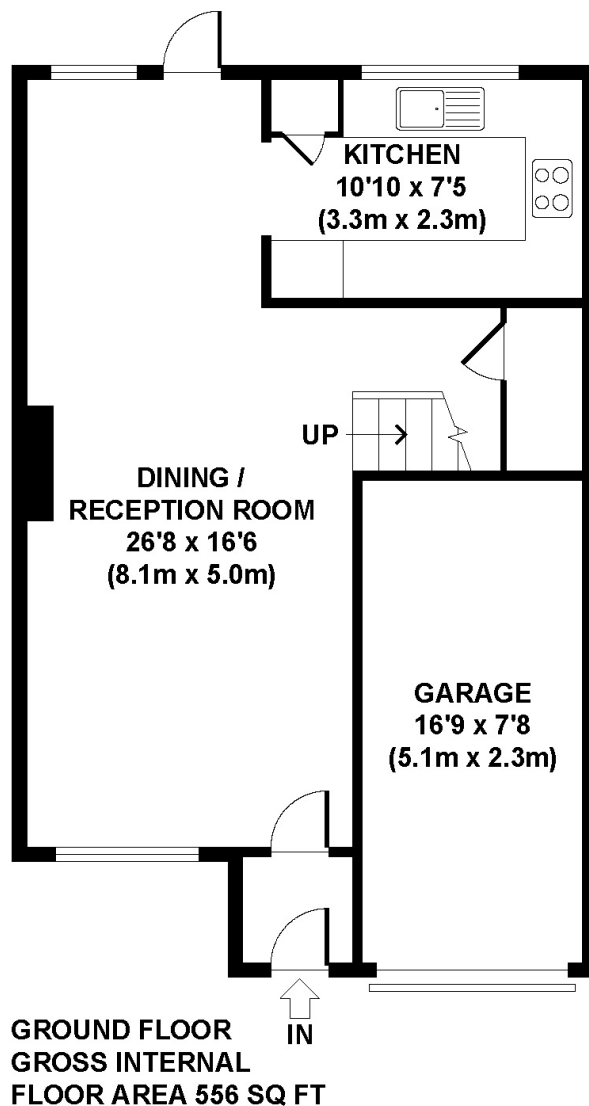
(currently non-operational) and door onto the garden. There is a kitchen with appliances included. Upstairs there are three good size double bedrooms with fitted wardrobes, newly fitted bathroom with shower over bath and separate upstairs cloakroom. The property has gas central heating and double glazing.

Outside there is a front garden, driveway parking and garage. Useful side access leads you onto the sunny rear garden with lawn and flowerbeds. The property is being sold with no onward chain and viewing is strongly recommended.

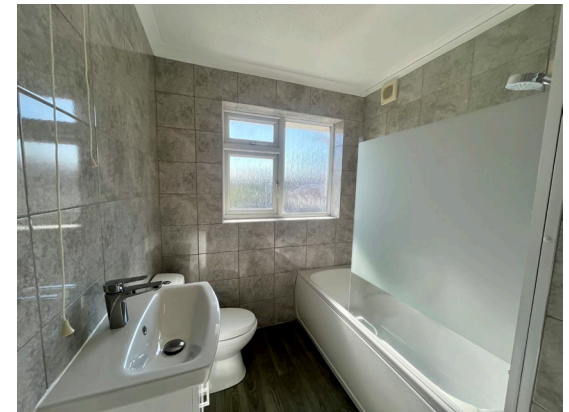
COUNCIL TAX

Band C – West Berkshire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 1072 SQ FT / 100 SQ M
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