



61 MAPLE CRESCENT NEWBURY, RG14 1LP

OIEO £425,000
FREEHOLD

In our opinion an extremely well presented semi detached family home ideally positioned for access to the town Centre, c.2.5 miles to Newbury Racecourse and conveniently just c1.4 miles to the train Station. The property offers deceptively spacious accommodation throughout including a generous hallway, two reception rooms, a delightful conservatory, fitted kitchen and a useful utility room along with a ground floor shower room. On the first floor are three well proportioned bedrooms serviced by the family bathroom.

The property enjoys a south westerly facing mature garden to the rear with ample space to the front for off street parking.

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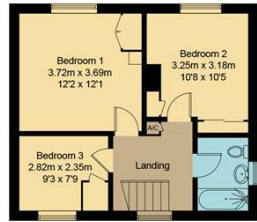
Estate Agents



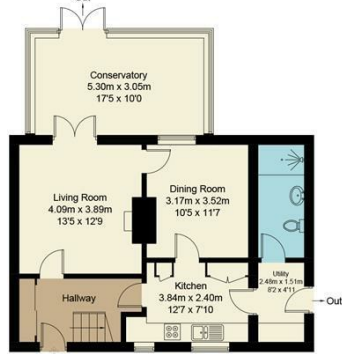
William Jones

Maple Crescent, RG14

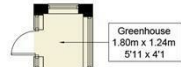
Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft
Shed = 8.6 sq m / 93 sq ft
Greenhouse = 2.4 sq m / 26 sq ft
Garden Area = 226.0 sq m / 2433 sq ft



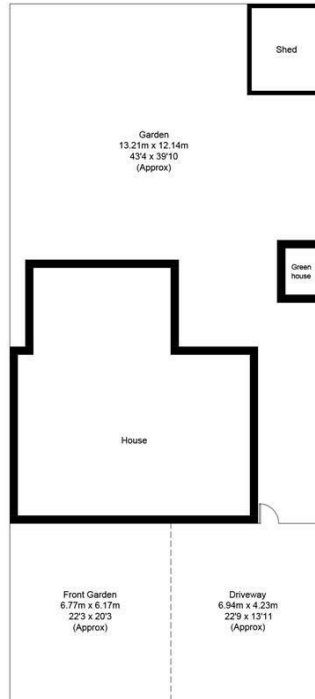
First Floor



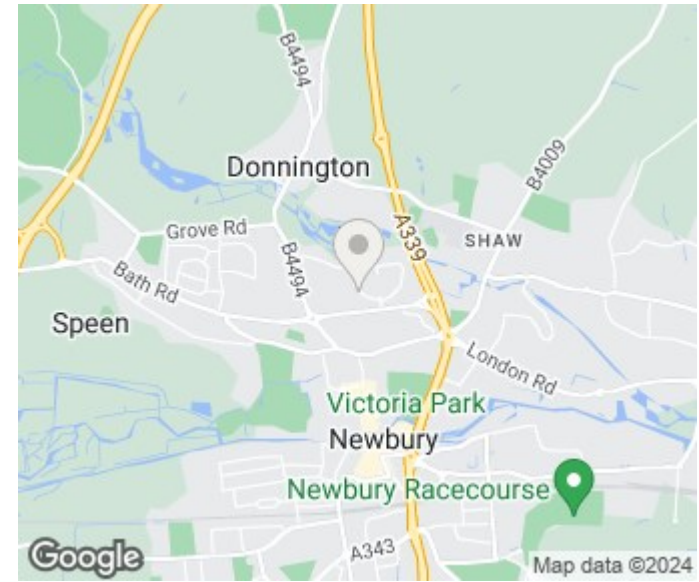
Ground Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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