



**35 Epsom Crescent, Newbury RG14 7TR**  
**Price: £339,950**

**Features.**

-  1
-  3
-  1

**NO ONWARD CHAIN**

**Description.** Spacious three bedroom terrace house, ideally situated within walking distance of the town centre, rail station, Stroud Green and the Racecourse.

The property is shown in very good order and comprises, entrance hall with double built-in storage cupboard, kitchen with integrated appliances, large bright and airy living/dining room, three good size bedrooms and smartly fitted bathroom. Benefits also include a good size rear garden, gas central heating and garage in a nearby block

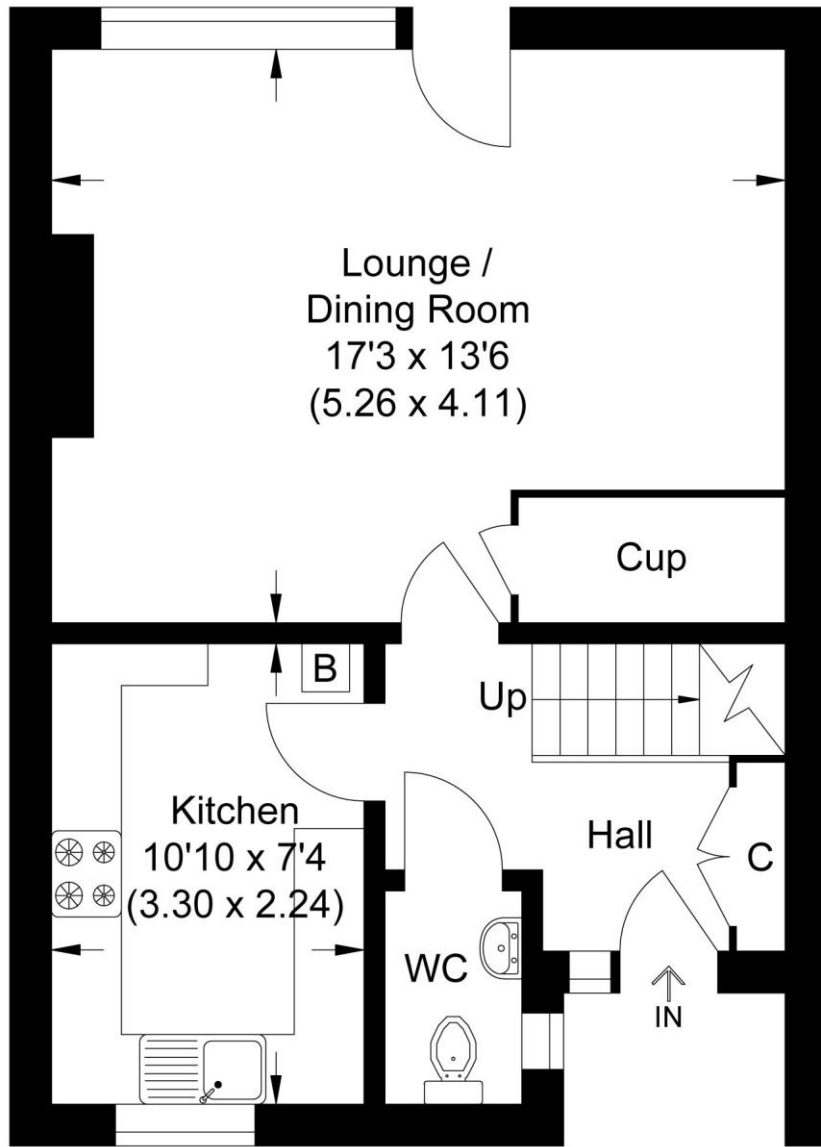


**Location.**

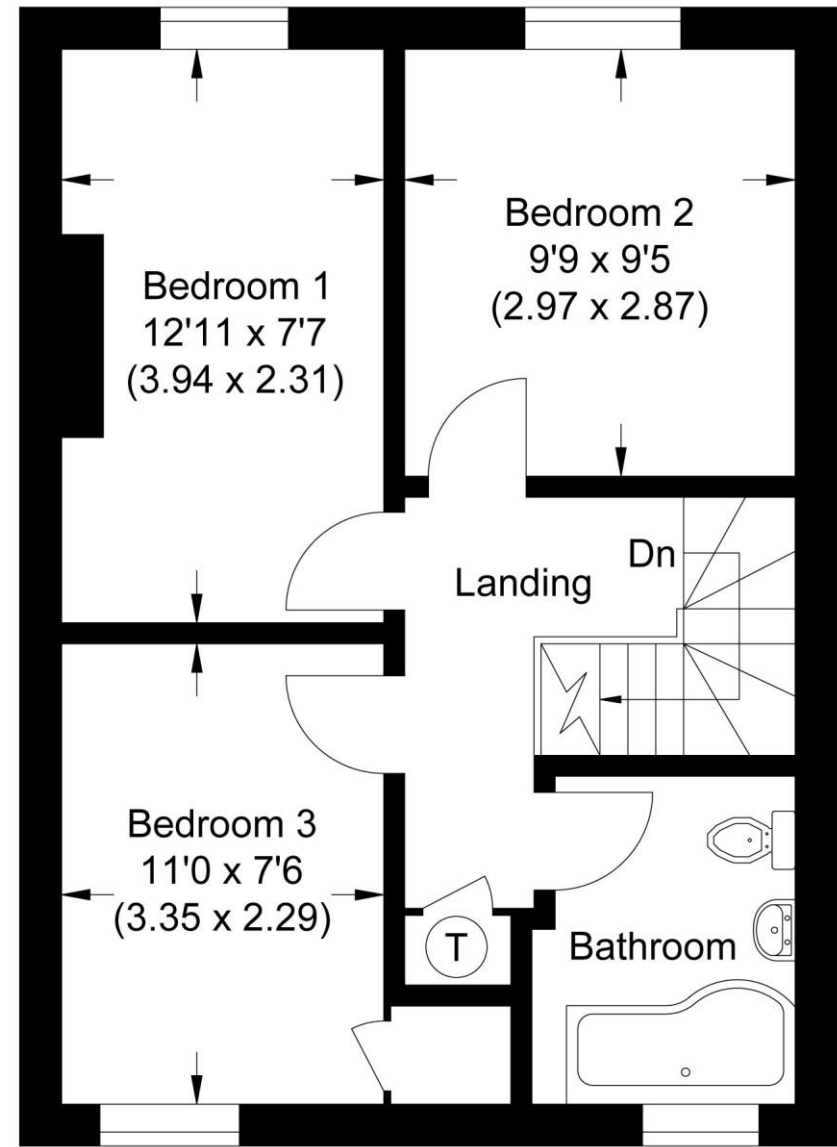
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area  
77.0 sq m / 828.82 sq ft

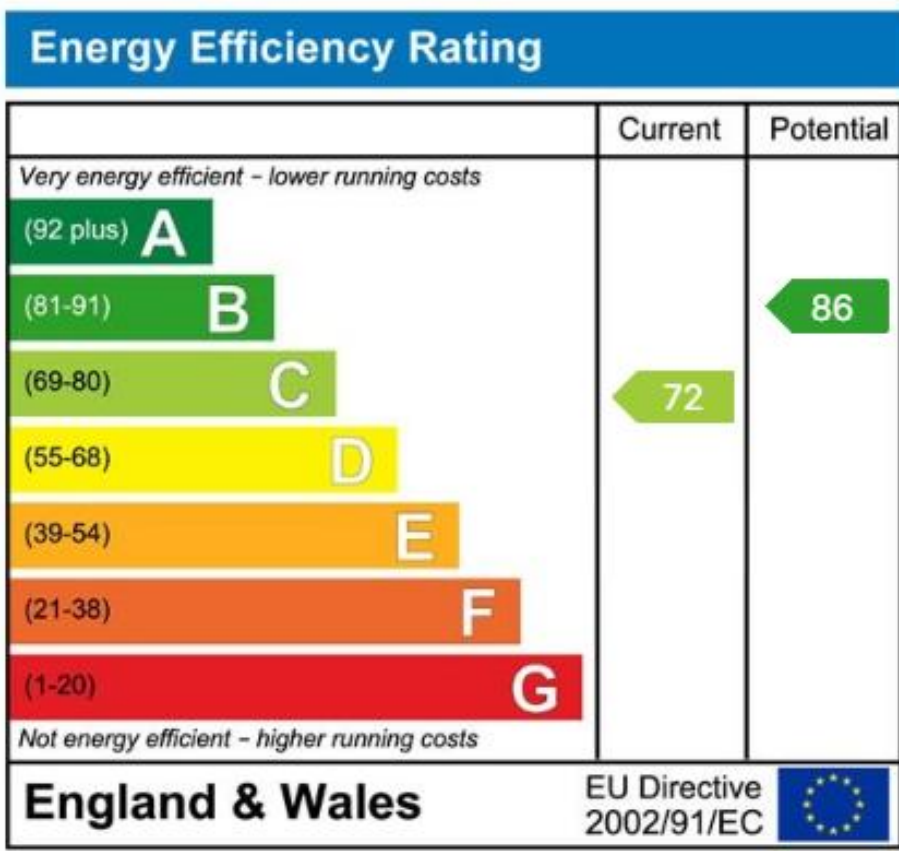


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Important Notice**

**PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: C**  
**2026/2027: £2,268.74.**

**TENURE: FREEHOLD**

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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